

DOCUMENT NO. 4874-A

ADOPTED AT BRA  
MEETING 3/26/87

# BOSTON UNIVERSITY

CHARLES RIVER CAMPUS  
MASTER PLAN - 1986 - 1996

PREPARED BY  
KENNEY DEVELOPMENT Co., BOSTON  
KOENEN ASSOCIATES, NEW YORK

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February 1, 1987

Dear Mayor Flynn:

The Boston University Master Plan is the product of eighteen months of cooperative efforts by community residents, University officials, and representatives from the City and the Boston Redevelopment Authority.

## BOSTON UNIVERSITY

### THE CHARLES RIVER CAMPUS

### MASTER PLAN - 1986 to 1996

The Community Task Force endorses the Master Plan as it clearly delineates the development plans of Boston University and yields benefits that will provide a great relief for our neighborhoods. These include:

- a commitment by the University to house 75% of its students on campus by 1993
- the construction of 1970-2345 new homes
- the location of 1947-1956 of these homes at the Commonwealth Army
- the extension of the regulation regarding the campus boundary line as delineated in the Cooperation Agreement of December 1, 1984.

In addition, the Task Force is encouraged by the University's commitment that any decrease in planned open space, delays in schedule, or any changes or additions in development will be subject to review and subject to approval by the City of Boston.

Prepared by: Kenney Development Co., Inc., Boston, MA

Koenen Associates, New York, N.Y.

January 1987

Boston University/Community Task Force  
Chairman's Endorsement Letter of Masterplan

February 2, 1987

Dear Mayor Flynn:

The Boston University Master Plan is the product of eighteen months of cooperative efforts by community residents, University officials, and representatives from the City administration and the Boston Redevelopment Authority.

The successful completion of the Master Plan is significant not only because of the positive effects that will accrue to the neighborhoods and the University, but also because it represents a new spirit of cooperation -- in dramatic contrast to the traditional hostility and mistrust that have dominated "Town-Gown" interaction.

The Community Task Force endorses the Master Plan as it clearly delineates the development plans of Boston University and yields benefits that will provide a great relief for our neighborhoods. These include:

- a commitment by the University to house 75% of its students on its campus by 1993
- the construction of 1570-2345 beds on campus
- the location of 1200-1600 of these beds at the Commonwealth Armory
- the extension of the stipulations regarding the campus boundary lines as delineated in the Cooperation Agreement of December 1, 1984.

In addition, the Task Force is encouraged by the University's commitment that any decrease in planned bed spaces, delays in schedule, or any changes or additions in development sites as detailed in the Master Plan will be reviewed with the Task Force and subject to approval by the City of Boston.

The Task Force was not in concurrence with all aspects of the Master Plan. The sections on history and benefits to the City contain many items with which we do not agree. In particular, we find lacking the discussions concerning the causes of the City's housing shortage, and the overall effect of the University on its neighbors. Our concern for the history section is not merely a philosophical one. Rather, it is because of this history that we are so involved with a process that will remedy the problems that we confront.



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# SPRATA

## MAP: Boston University Owned Property

|                                  |                       |            |
|----------------------------------|-----------------------|------------|
| 65-75 Bay State Road             | University Owned      |            |
| 131 Bay State Road               | University Owned      |            |
| 557 Beacon Street                | University Subsidized | Page       |
| 572-522 Commonwealth Avenue      | University Subsidized | Commercial |
| 100 Bay State Road               | University Subsidized | Commercial |
|                                  | University Subsidized | Parking    |
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## MAP: Existing Housing Locations

|                      |                                    |
|----------------------|------------------------------------|
| 65-75 Bay State Road | Faculty / Staff / Student / Market |
| 131 Bay State Road   | Faculty / Staff / Student / Market |

## MAP: Potential Site Map

|                            |          |
|----------------------------|----------|
| 555 Commonwealth Avenue    | Site H-1 |
| (and abutting parking lot) | Site L-1 |
| 704 Commonwealth Avenue    | Site H-1 |
| Air Rights over Mass. Pike | Site H-1 |

## MAP: Proposed Development Program

|                             |                                   |
|-----------------------------|-----------------------------------|
| For 1980-1985 and 1986-1990 |                                   |
| 685-725 Commonwealth Avenue | Remove "Parking" designation      |
| (road)                      |                                   |
| 545 Commonwealth Avenue     | Site H-1                          |
| (and abutting parking lot)  | To include portions of Granby and |
| Bay State Road Mall         | Shawmut Streets                   |

## ERRATA

### MAP: Boston University Owned Property

|                             |                                          |
|-----------------------------|------------------------------------------|
| 68-70 Bay State Road        | University Owned                         |
| 131 Bay State Road          | University Owned                         |
| 660 Beacon Street           | University Subsidiary Owned - Commercial |
| 512-522 Commonwealth Avenue | University Subsidiary Owned - Commercial |
| (rear parking lot)          | University Subsidiary Owned - Parking    |

### MAP: Existing Land Use

|                             |                                          |
|-----------------------------|------------------------------------------|
| 80 Ashford Street           | Abutting Property - Manufacturing        |
| 68-70 Bay State Road        | University Owned - Housing - Rental      |
| 131 Bay State Road          | University Owned - Housing - Rental      |
| 660 Beacon Street           | University Subsidiary Owned - Commercial |
| 512-522 Commonwealth Avenue | University Subsidiary Owned - Commercial |
| (rear parking lot)          | University Subsidiary Owned - Parking    |
| 645 Commonwealth Avenue     | Abutting Property - Commercial           |

### MAP: Existing Housing Locations

|                      |                                    |
|----------------------|------------------------------------|
| 68-70 Bay State Road | Faculty / Staff / Student / Market |
| 131 Bay State Road   | Faculty / Staff / Student / Market |

### MAP: Potential Site Map

|                                                       |          |
|-------------------------------------------------------|----------|
| 845 Commonwealth Avenue<br>(and abutting parking lot) | Site H-1 |
| 704 Commonwealth Avenue                               | Site L-1 |
| Air Rights over Mass.Pike                             | Site M-1 |

### MAP: Proposed Development Program

For 1986-1995 read 1986-1996.

|                                                       |                                                       |
|-------------------------------------------------------|-------------------------------------------------------|
| 685-725 Commonwealth Avenue<br>(rear)                 | Remove "Parking" designation                          |
| 845 Commonwealth Avenue<br>(and abutting parking lot) | Site H-1                                              |
| Bay State Road Mall                                   | To include portions of Granby and<br>Sherborn Streets |



## EXECUTIVE SUMMARY

In 1980, Boston University entered into a Cooperation Agreement with the City of Boston which articulated the University's desire to consolidate further in the area of the academic core of the Charles River Campus. After a series of discussions between the City and the University during 1984 and 1985, the University agreed to prepare a Plan which would make enrollment projections, analyze housing, parking, academic and recreational needs, and study potential sites to accommodate the changing needs of the University.

The occasion of this agreement was the availability to the University of the Commonwealth Armory. This 10.2-acre property makes it possible for the University to prepare a development plan addressing the objectives set out in the 1980 agreement.

The current plan reflects the guiding principles of the 1980 Cooperation Agreement (Appendix C): to preserve the residential

areas adjoining the Campus and to facilitate the efficient use of land within the Campus. It proposes that development provisions of the 1984 Agreement be completed by 1990, specifically, the purchase of the Commonwealth Armory and the planning and construction of more than 1,200 bedspaces for student housing, and the planning process for and potential reuse of Audubon Circle properties on the north side of Beacon Street.

Since August 1985, University planners, architects, administrators, and staff have been meeting on a regular basis with a 25-member Boston University/Community Task Force. During these meetings the major components of the Master Plan have been presented and discussed with the Task Force, including University enrollment projections, potential development sites campuswide, a housing needs and development program, specific University development proposals for student housing at 1019 Commonwealth Avenue, new academic facilities for Sargent College and the Physics Department, the renovation of 120 Ashford Street and a modernized University Police Communications Center.

The following groups comprise the Boston University/Community Task Force: Allston Civic Association, Allston-Brighton Community Development Corporation, Bay State Road Civic Association, Brighton Board of Trade, Fenway Civic Association, Fenway Community Development Corporation, Kenmore Area Action Council, South Allston Neighborhood Association, Longwood Neighborhood Association, Brighton-Allston Improvement Association, Allston-Brighton Area Planning Council, Allston Board of Trade, Bay State Road Neighborhood Association, Corey Hill Neighborhood Association (Brighton), Kenmore Association, Inc., Washington



Heights Civic Association, Allston-Brighton Arts Council, Audubon Circle Neighborhood Association, Cottage Farm Neighborhood Association, Jackson-Mann Community School Council, North Brookline Neighborhood Association, Neighborhood Association of the Back Bay, Allston-Brighton Community Beautification Council, Corey Hill Neighborhood Association (Brookline), and Circle/Reservoir Community Association.

The purpose of this Plan is to organize information about the University's past development and establish a realistic context in which to analyze current trends and estimate future requirements. As such, it is guided by objectives and proposes specific strategies and projects to achieve the University's goals. For their parts, the City and the Community Task Force are asked to accept the Plan as the basis for the review and approval of specific proposals for development by the University over the next decade.

Accordingly, it is the objective of the University to:

- o Create a unified campus with delineated areas for housing, academic and administrative uses.
- o Reinforce the academic core of the campus by developing supportive academic and administrative uses at key central campus locations.
- o Consolidate uses located in various locations throughout the campus into single buildings.

- o Reduce student presence in adjacent residential neighborhoods.
- o Improve the quality of residential living for students.
- o Address the shortage of recreation facilities at the University by increasing the quantity of both indoor and outdoor facilities.
- o Reinforce the West Campus Area as a Dormitory/Recreation Complex by extending these uses in the Armory.
- o Improve the quantity and quality of open space throughout the campus.
- o Reduce traffic congestion in the Central Campus Area.
- o Respond to the need to improve Kenmore Square by working with the City, civic groups and Kenmore Association in the long-term upgrading of that area.
- o Recognize the impact of new development near the Campus edge, including the physical and functional relationships between University and adjacent uses and neighborhoods, with a view to minimizing adverse impact to the latter.

Responding to these objectives, and as a result of discussions among the BRA, the Mayor's office, the University and the Community Task Force, the University has agreed to a number of commitments and specific strategies to achieve its objectives



within the University Campus as established in the 1980 Cooperation Agreement.

- o At the request of the City, to extend for two years, until December 1, 1991, the provisions of paragraph 6 of the Agreement of December 1, 1984. At that time the University and the City will discuss and decide how these issues will be dealt with subsequently.
- o Review on an annual basis actual and projected enrollments and progress on achieving its student housing program with the City and Task Force.
- o Any significant shifts in enrollment and projections requiring a change in the housing program will be reviewed with the City and the Community Task Force.
- o House 75 percent of the University's undergraduate students on campus by 1993.
- o Provide 1,570 new beds by 1990.
- o Provide twelve hundred (1,200) of the beds on the Commonwealth Armory Site.
- o Provide an additional four hundred (400) beds on the Armory Site making a total of 1,970 beds by 1993 unless the enrollment has declined to 12,600 or less. In that event the University plans to defer construction until additional beds are needed to house 75 percent of its undergraduate students.

- o Provide an additional 275 beds, making a total of 2,245 beds, if enrollment is 13,200 in 1991.
- o Provide an additional 100 beds, making a total of 2,345 beds, if enrollment is 13,400 in 1991.
- o The University has identified a number of backup sites for its housing program (see p.72).
- o The University, at the appropriate time, plans to study three sub-areas (Site Q; the Cadillac Fuller building and adjacent sites; and the Babcock and Ashford Street areas) to analyze relevant development factors. These studies will be done with appropriate municipal and Community participation.

In addition, the University intends to acquire the Commonwealth Armory Site on or before February 28, 1987, and to acquire full site control on or before July 1, 1988.

The University has been informed that, by February 1, 1987, the City will organize an Armory Project Advisory Committee which will work with development consultants retained by Boston University. With the advice of this committee, Boston University will prepare and seek public approval of a Planned Development Area Master Plan for the Armory site.

These commitments and strategies have been set forth and agreed to within the process of developing this Master Plan. However, the Community Task Force, the City and the University recognize



the need for flexibility in achieving the goals, commitments and strategies of the Plan. It may be that circumstances will alter specific commitments, strategies or projects listed above. Therefore, any decrease in bed spaces, delays in schedule, changes or additions in development sites beyond those discussed in the Plan or a substantial change in other aspects to the Plan will be reviewed with the Task Force and will be subject to approval by the City. Such reviews and approvals will be guided by the objectives set forth in the Plan.

## Chapter 1. THE PAST

### The History of Boston University Reflects the History of Boston

During the nineteenth and twentieth centuries, higher education developed not only as one of Boston's most distinctive attributes but also as one of the most important sectors of Boston's economy. Boston University has been an integral part of that development and, in effect, the history of Boston University reflects the history of nineteenth and twentieth-century Boston.

In times of economic plenty the University and the City flourished; in hard times, both felt the financial pinch. In Boston University's movement across the City, it has owned or been housed in some of Boston's most noted landmarks: 37 1/2 Beacon Street, the Franklin Square House and the Sheraton Hotel.

In 1869 Jacob Sleeper, Isaac Rich and Lee Claflin, businessmen and philanthropists, chartered "Boston's university," building on the foundation of the country's oldest United Methodist Seminary, which had been founded in 1839. The three were devout Methodists who wanted, through their new institution, to "enrich other lives with what had been denied their own." The founders were also deeply affected by the contemporary interest in German universities and their influence on American colleges. As described in Campus by Paul Venable Turner, this approach to education concentrated "on specialized graduate study and rejected most aspects of the collegiate tradition." This rejection included a reduced emphasis on extracurricular activities and on a unified campus.



Atop Beacon Hill, the University began a century of movement and adaptation. The College of Liberal Arts took up residence at 18-20 Beacon Street, across from the State House. As Nancy Lurie Salzman, author of Building and Builders: An Architectural History of Boston University, observes, the University's tradition of adaptive reuse was established by the founders. "[They] were canny businessmen," she wrote. "They believed in the careful use of resources and had a policy of collaboration and reusing old structures."

In the German tradition, the new University developed as a collaboration of schools, mostly professional. On Beacon Hill the Graduate School of Theology and the Law School found homes. In the South End, the Massachusetts Homeopathic Hospital and Female Medical College merged into the School of Medicine; and at the Franklin Square House, the College of Music shared space with the New England Conservatory. By the turn of the century the University had established itself physically across the City and nationally among the first examples of the new comprehensive American university based on German models.

Coinciding with Boston University's founding, the Charles River Basin was filled in to create the Back Bay. Fueled by a vigorous residential housing market, the Back Bay's main thoroughfares were quickly lined with rows of townhouses. And, along with the residential growth, many cultural and charitable institutions set roots in the new Copley Square, including the Museum of Natural History, the Museum of Fine Arts, Trinity Church, the Boston Public Library, and Harvard Medical School.



In 1907, Boston University bought the latter building at 688 Boylston Street as an investment. But, cramped in its Beacon Hill birthplace, the University decided instead to transplant the College of Liberal Arts. "[The trustees] realized that they were spread out and that they owed it to their students to put them in the heart of Boston's cultural community, which was Copley Square," notes Salzman. This relocation began an (as yet still unfolding) period of consolidation for the University.

Further up the Charles River, Charles Frances Adams and his son founded the Riverbank Improvement Corporation, determined to retain the aesthetic quality of the Back Bay. The Corporation filled in more wetlands and created the area of Bay State Road. As part of their commitment to maintaining quality in the area, they imposed strict limitations on the height of buildings. This stricture created lopsided development and left vacant land on both sides of Bay State Road up to the Boston University Bridge. In 1920, the University bought this unwanted land and began to plan for moving all its schools to this "Charles River Campus."

The interest in the University's move to the riverside was fanned by the enthusiasm of President Murlin. After the height restriction had been eased, Murlin hired famed campus architect Ralph Adams Cram to develop a master plan for the new University. Cram was an advocate of the mock-medieval style of collegiate design; his most noted works were Gothic quadrangles at Princeton and the fortress-like structures at West Point. For Boston University, Cram proposed a campus which extended to



the Charles River with a single, Gothic, cathedral-like mega-structure whose administrative tower loomed over descending academic wings. The plan would have created a self-contained campus with ample room for expansion. (See rendering on following page) The plan was never realized, and the University was forced to adopt a more piecemeal approach to development. In 1929, the M.D.C. took the riverfront land by eminent domain, first for Storrow Embankment Park, and then, in 1951, for Storrow Drive. In addition, the Depression drained the University of the financial resources needed for construction. In 1939, after the University was forced to vacate an M.I.T.-owned building on Newbury Street, part of the Cram plan was hurriedly implemented. The Hayden Memorial and 675-765 Commonwealth Avenue are the remnants of that grand design.

Like the Back Bay, creation of Bay State Road by the Riverbank Improvement Corporation was largely driven by the residential housing market. Between 1890 and 1915 the new street was quickly lined with townhouses and mansions, soon followed by apartments. A decade later luxury apartment hotels (the Sheraton and the Myles Standish) filled the vacant spaces, and Bay State Road flourished with attractive homes and busy doctors' offices, including the Joslin and Lahey Clinics. The popularity of the street was short-lived, however, and by the 1920s it lost developer and owner interest to Boston's expanding suburbs. The University, in its ongoing consolidation effort, began to purchase vacated structures and moved to preserve the buildings and prevent further deterioration.

The attempt to consolidate Boston University, begun by its movement to Copley Square and the Charles River campus, was slowed by the post-World War II boom in enrollment. Both the rush of





A representation of LEMUEL MURLIN's "dream" campus, from a 1925 University fund-raising brochure. MURLIN also hoped to build a tower modeled after the 680' "cathedral" which the University of Pittsburgh had erected. At the time, however, height restrictions in the city didn't permit such construction.



returning veterans and the subsequent burst in population generated three decades of pressure for expansion, particularly in undergraduate education. Initially the pressure was relieved along Bay State Road, where town houses became offices and hotels became dormitories. The entry of the University to Bay State Road kept the architectural treasures of the street from the ravages of disuse.

As pressure for expansion grew in the 1960s, the University looked for other areas of development and saw the greatest potential in the dozens of emptying auto showrooms, warehouses, and garages that lined Commonwealth Avenue. From Kenmore Square to Brighton Avenue the University continued the tradition of its founders in the adaptive reuse of abandoned space, this time as auto dealers moved to the suburbs in response to the shift in demand. Around Cummington Street, warehouses became science classrooms and, beside the Armory, auto showrooms became art studios.

The University also purchased the grounds and buildings of Braves Field when the City's National League franchise moved to Milwaukee. The University continued to use the area for athletics and built new dormitories.

As the University changed, so too did the neighborhoods around it. As demand for city living declined, many support businesses failed. Many buildings were left vacant or deteriorated. In order to maintain some cash flow, many town houses and apartments were changed by private owners into small apartments, their historic facades sometimes radically altered.



Responding to issues and concerns raised by the local community, the University converted a number of its student housing units on Bay State Road in the 1960s and made them available for office and residential rental space. To satisfy the lost student housing units, the University looked across the Massachusetts Turnpike to the Buswell Street area, which was already predominantly a student neighborhood. This neighborhood, developed by speculators at the turn of the century, had seriously deteriorated. By the late 1960s, the University began converting the buildings to student housing and brought stability with its extensive rehabilitation, supervised student population, security patrols and landscaping.

Boston University has played a major role in upgrading and rehabilitating this once-decayed and abandoned area of the city near its campus. In 1960 Audubon Circle was in decline. Predominantly a student neighborhood since the 1950s, its residents attended a number of institutions close by. In 1966 with the purchase of the building at 38 Buswell Street for student housing, Boston University started a gradual renewal in the neighborhood.

Properties were renovated, landscaped and brought up to City code with the installation of water sprinkling systems, comprehensive smoke and fire detection systems, security locks, storm windows, and other life-safety systems. The architectural integrity of the properties was respected and preserved. As it renovated and upgraded its properties in Audubon Circle, the University also augmented its police patrols in the area.



Gradually, as many of the buildings were rehabilitated rather than demolished or replaced, the neighborhood began to recover something of its traditional character. Buildings abandoned by failed businesses and boarded up were renewed and businesses began to move back. By 1983, Boston University had spent \$11.2 million to rehabilitate and landscape properties in Audubon Circle.

This extensive program of refurbishing, upgrading and maintaining the neighborhood over twenty years improved the quality of living in the area, increased property values substantially and made Audubon Circle a more attractive and safer residential neighborhood -- one to which an increasing number of new residents have been drawn since the late 1970s and early 1980s.

Besides redevelopment, the University undertook considerable new construction to meet the great demands of the sixties and seventies and to further consolidate the campus. In the early sixties this construction followed a plan developed by José Luis Sert, Dean of Harvard's Graduate School of Design. Construction under the Sert plan responded to three criteria: first, to reorient the campus toward the river to create a landmark along the Charles; second, to link the site visually to downtown and upriver development; and third, to create a vertical enclave with sheltered pedestrian ways and courtyards. The fruits of Sert's planning labors were the Law School and Law Library, the Student Union and Mugar Library. Along with the Sert-designed buildings, the University constructed more than 3,500 dormitory bed spaces in Warren Towers, in Sleeper, Claflin, and Rich Halls and in the Towers Dormitory on Bay State Road.



Today, Boston University has completed another phase of development. The new Metcalf Center for Science and Engineering was built on Cummington Street to answer the need to maintain and enhance academic excellence. In addition, the University continued its efforts to beautify its surroundings, including the creation of George Hart Way and Warren Alpert Mall along Bay State Road, which were rewarded with an Environmental Awareness Award from the Commonwealth in 1976. Today the University is prepared for another chapter in its development history, a period of consolidation without overwhelming pressures for development.

Over the past two decades in particular, these developments have changed the physical campus of the University, raising concerns on the part of some neighborhood residents and community organizations. In response to these concerns the University developed a Cooperation Agreement with the City in 1980. In 1984 an additional agreement was negotiated which included the provision to create the Boston University Task Force. Both of these agreements address University program needs and neighborhood issues, and both reflect the University's willingness to accommodate the interests of the city of which it is inextricably a part. This Master Plan is itself another reflection of that willingness.



## Chapter 2. EXISTING CAMPUS CHARACTERISTICS

### Property Ownership

Boston University has focused its development on the Charles River Campus for the past sixty years. The academic core of the University's campus (a parcel of vacant land purchased in 1920) is located between the Charles River and Commonwealth Avenue, bounded by Granby Street and the Boston University Bridge.

East of the core, also between the river and Commonwealth Avenue, is the Bay State Road area. This area, defined by Granby Street on the west and the bisecting Beacon Street in the east, is an area of residential town houses (on Bay State Road itself) and a commercial strip (on Commonwealth Avenue). The University owns approximately 70 percent of the property in the area as a result of building-by-building purchases.

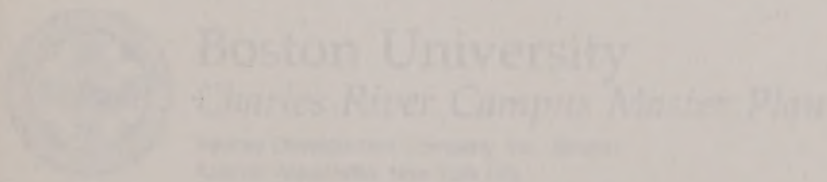
South of the campus core and Bay State Road lies the Cummington Street section of the University. These properties, circumscribed by Commonwealth Avenue on the north, the Massachusetts Turnpike on the south, Kenmore Square on the east and St. Mary's Street on the west, consist of nearly three solid blocks of University property. Only the public ways (Cummington, Blandford, Hinsdale and Babbitt Streets) and private buildings at 710-712 Commonwealth Avenue and 6-8 St. Mary's Street break the unity of the area. The buildings here are mostly reused private construction, primarily garages and warehouses.

West of the core Campus, along Commonwealth Avenue past the Boston University Bridge, the University owns scattered parcels of land. The sporadic ownership of large parcels results from the University's reuse of auto showrooms and of Braves Field. The first University-owned parcel in Brookline south of Commonwealth Avenue is the Fuller Cadillac Building and its grounds. Across the street is another former automobile showroom currently used to house the School for the Arts. Even further out is the West Campus, the second-largest unified parcel of University land and former site of Braves Field.

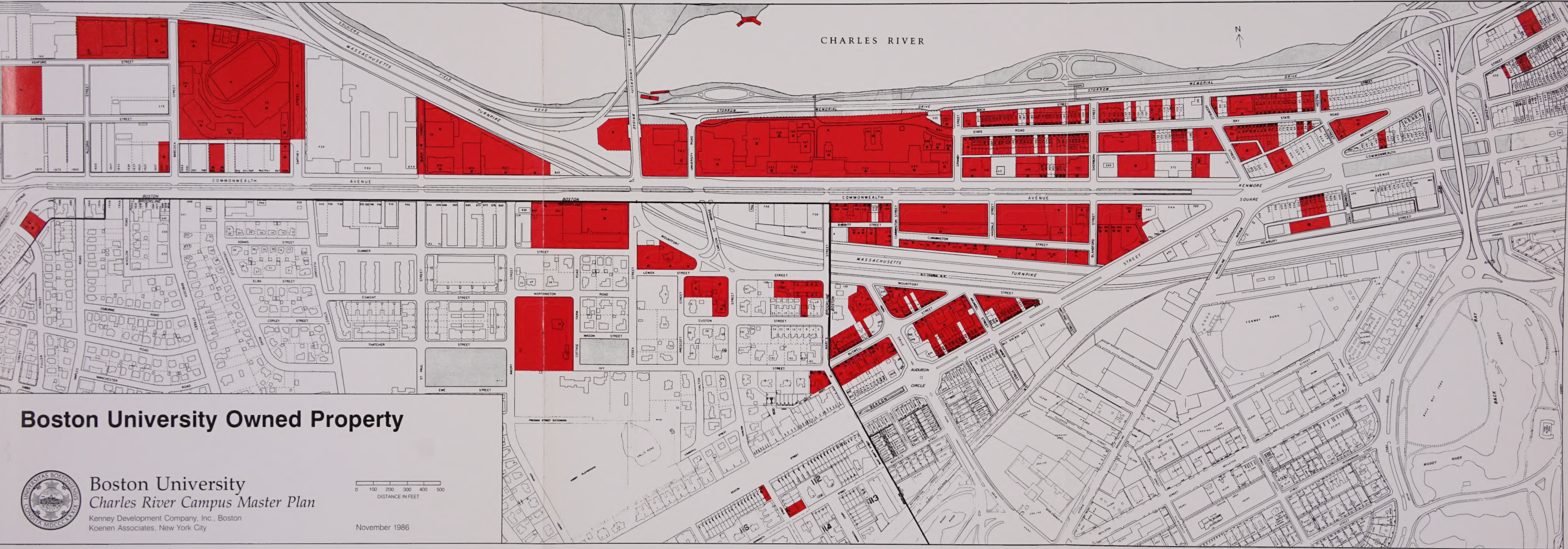
On the southeast, behind the Fuller Building, is the Cottage Farm/South Campus area. West of St. Mary's Street are the larger residential parcels of Cottage Farm where the University has a presence. East of Saint Mary's and South of Massachusetts Turnpike is the Audubon Circle area where the University has a substantial presence.

In the Kenmore Square area, subsidiaries of Boston University own and operate commercial and rental office facilities at 660 Beacon Street (B.U. Bookstore) and at 512-522 Commonwealth Avenue.

Boston University Owned Property







# Boston University Owned Property



**Boston University**  
*Charles River Campus Master Plan*  
Kenney Development Company, Inc., Boston  
Koenen Associates, New York City

0 100 200 300 400 500  
DISTANCE IN FEET  
November 1986



### Land Use

#### UNIVERSITY-OWNED

**ACADEMIC:** The University's academic facilities are concentrated along Commonwealth Avenue and Cummington and Babbitt Streets. Anchored on the east by the newly constructed Metcalf Center for Science and Engineering and on the west by the College of Basic Studies, the buildings are a mix of new construction and rehabilitated automobile showrooms and warehouses. Throughout this core of facilities are research libraries and laboratories, classrooms and lecture halls, faculty offices and clinics. The public is welcome to attend the events that are frequently held at the art galleries, concert halls and the student center.

**ADMINISTRATIVE:** With its own emphasis on academic needs, the University's administration has spread itself across the entire Charles River Campus. Administrative offices stretch from Deerfield Street in Kenmore Square to Buick Street and past the West Campus. The University's administrative facilities use every type of building, from renovated townhouses to reused office buildings and auto showrooms.



ATHLETIC: The University has limited athletic facilities. Nearly all of the University's indoor and outdoor recreational facilities are located in the West Campus area. Nickerson Field is the playing field for intercollegiate events and some practices. The only other playing field is located at Ashford and Malvern Streets adjacent to the South Allston neighborhood. The University's three tennis courts are located north of Nickerson Field. Brown Skating and Hockey Arena and the Case Center gymnasium are shared facilities for indoor intercollegiate and intramural events. Additional indoor facilities for wrestling, dance, swimming and fitness activities are cramped next to the gymnasium. A small gymnasium at 785 Commonwealth Avenue provides space for a few intramural events and a dance studio. Present facilities and playing fields meet no more than 25-30 percent of the reasonable needs of the student body.

COMMERCIAL: Retail uses are incidental street-level activities scattered along Commonwealth Avenue and elsewhere in University-owned buildings which are used primarily for academic, administrative or housing uses.

HOUSING RENTAL: See Chapter 5

HOUSING STUDENT: See Chapter 5

PARKING: See Chapter 7, Other Institutional Needs and the  
Development Program, Parking

PARK/OPEN SPACE: See Chapter 8.



**STUDENT ACTIVITIES:** Even sparser than athletic facilities or open space, is the University's very limited space for extra-curricular activities. Only the large George Sherman Union at the corner of University Road and Commonwealth Avenue, is available exclusively for student activities. One other structure, Marsh Chapel, is so used in part. Additional student activities and services are scattered throughout the campus.

**MEDICAL/CLINICAL USES:** A few of these uses are located along Bay State Road, at the existing Sargent College on University Road, in the School of Nursing and along Cummington Street.

**VACANT:** There is little vacant land, except for a piece of land below the Boston University Bridge which is difficult to access; the upper floors of the Fuller Building are currently used for storage.

**MANUFACTURING, INDUSTRIAL, WAREHOUSING and DISTRIBUTION:** None of these functions exist at the west end of the campus along Bedford, Babcock and Gardner Streets.

**RECREATION:** In Fenway Square the Market Broomfield and the Art Institute of Boston own properties adjacent to the College Square. The Ruggles Street Baptist Church is located in Fenway Circle; and the Boston Business School is located at 201 Commonwealth Avenue (these uses are not noted on the land use map).



## ABUTTING PROPERTIES

**PUBLIC:** Storrow Drive and the Charles River Embankment are two primary public properties on the north of the academic core. Aside from public roadways, additional public property is concentrated in the West Campus area. The Commonwealth Armory, between Buick and Gaffney Streets on Commonwealth Avenue, is presently the property of the Commonwealth of Massachusetts. Diagonally across the street is 1010 Commonwealth Avenue, which is the headquarters of the Massachusetts State Police.

**COMMERCIAL:** Kenmore Square is the primary location for commercial activity, although additional commercial space is scattered along Commonwealth Avenue.

**RESIDENTIAL:** The University is abutted by the Back Bay on the east at the end of Bay State Road, by the Audubon Circle area and Brookline on the south and Allston on the west.

**MANUFACTURING, INDUSTRIAL, WAREHOUSING and DISTRIBUTION:** Some of these functions exist at the west end of the campus around Ashford, Babcock and Gardner Streets.

**INSTITUTIONAL:** In Kenmore Square the Marist Brothers and the Art Institute of Boston own properties adjacent to the Science Center; the Ruggles Street Baptist Church is located in Audubon Circle; and the Boston Business School is located at 997 Commonwealth Avenue (these uses are not noted on the Land Use Map).



## Existing Land Use

### Properties Owned by Boston University

|                                                                                    |                     |                                                                                     |                              |
|------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|------------------------------|
|    | Academic            |    | Housing<br>— Student         |
|    | Administrative      |    | Parking                      |
|    | Athletics           |    | Parks/Open Spaces            |
|  | Commercial          |  | Student Activities           |
|  | Housing<br>— Rental |  | University-owned<br>property |

### Abutting Properties

|                                                                                     |               |
|-------------------------------------------------------------------------------------|---------------|
|    | Commercial    |
|    | Manufacturing |
|    | Public        |
|  | Residential   |

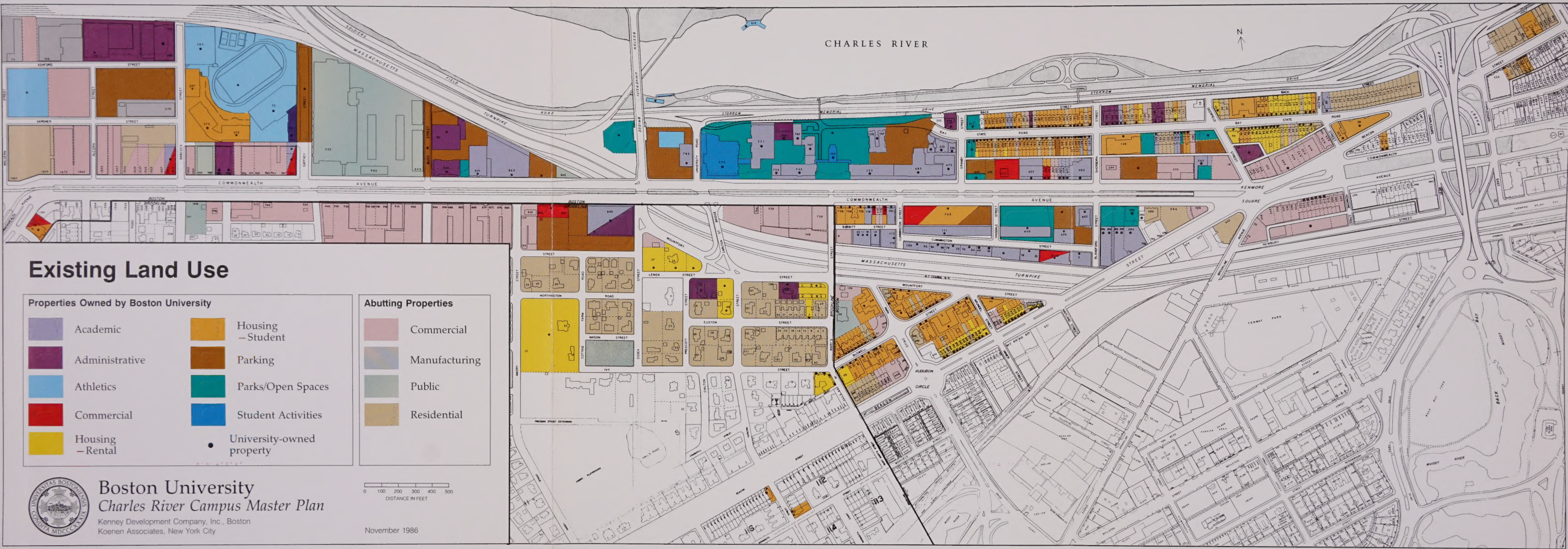
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DISTANCE IN FEET



## Boston University Charles River Campus Master Plan

Kenney Development Company, Inc., Boston  
Koeren Associates, New York City

November 1986





## Housing

Boston University operates the largest private university undergraduate student housing program in the country. Its primary component is the traditional dormitory-style building.

### TRADITIONAL DORMITORY-STYLE RESIDENCE HALLS

**LARGE HALLS:** These halls are either renovated hotels or more recently constructed buildings with capacities for more than 275 students. They are scattered without pattern across the campus stretching from Danielsen Hall at the east to the triple towers of the West Campus. The halls range in capacity from about 275 to 700 students. They are Danielsen Hall at 512 Beacon Street; Myles Standish Hall and its Annex at 610 Beacon Street (30 Bay State Road); Shelton Hall at 91 Bay State Road; Towers Hall at 140 Bay State Road; Warren Towers at 700 Commonwealth Avenue; and on the West Campus, Claflin, Sleeper and Rich Halls. In 1986, 5,288 students occupied these buildings, 65 percent of the University's undergraduate resident population.

**SMALL HALLS:** These halls are found in two concentrations. The first is located along Bay State Road between Sherborn and Granby Streets, where there are about 35 townhouse buildings, all constructed around the boom of the 1890s and ranging in capacity from 12 to 76. The second concentration is around the South Campus, in former rooming houses and apartment buildings. Here are about 16 buildings ranging in capacity from 14 to 61, with an average of about 30 students. In total about 1,452 students live in the University's small dormitory-style residence halls.



## I

BOSTON UNIVERSITY  
 UNDERGRADUATE HOUSING OCCUPANCY  
 FALL 1986

| <u>ADDRESS</u>                    | <u>NUMBER OF STUDENTS</u> |
|-----------------------------------|---------------------------|
| 273 Babcock Street (Claflin Hall) | 553                       |
| 275 Babcock Street (Sleeper Hall) | 562                       |
| 277 Babcock Street (Rich Hall)    | 532                       |
| 91 Bay State Road (Shelton Hall)  | 403                       |
| 110 Bay State Road                | 12                        |
| 112 Bay State Road                | 11                        |
| 115 Bay State Road                | 9                         |
| 133 Bay State Road                | 15                        |
| 139 Bay State Road                | 5                         |
| 140 Bay State Road (Towers)       | 511                       |
| 153 Bay State Road                | 23                        |
| 154 Bay State Road                | 25                        |
| 157 Bay State Road                | 27                        |
| 160 Bay State Road                | 48                        |
| 161 Bay State Road                | 76                        |
| 164 Bay State Road                | 20                        |
| 166-168 Bay State Road            | 40                        |
| 167 Bay State Road                | 50                        |
| 171 Bay State Road                | 15                        |
| 172 Bay State Road                | 14                        |
| 173 Bay State Road                | 13                        |
| 175 Bay State Road                | 24                        |
| 176 Bay State Road                | 13                        |
| 177 Bay State Road                | 24                        |
| 178 Bay State Road                | 12                        |
| 179 Bay State Road                | 26                        |
| 181 Bay State Road                | 22                        |
| 182 Bay State Road                | 16                        |
| 184-186 Bay State Road            | 29                        |
| 188-190 Bay State Road            | 29                        |
| 193 Bay State Road                | 23                        |
| 194 Bay State Road                | 14                        |
| 196 Bay State Road                | 13                        |
| 198 Bay State Road                | 11                        |
| 199 Bay State Road                | 22                        |
| 200 Bay State Road                | 40                        |
| 201 Bay State Road                | 21                        |
| 203 Bay State Road                | 23                        |
| 205 Bay State Road                | 22                        |
| 206 Bay State Road                | 21                        |
| 207 Bay State Road                | 25                        |
| 208 Bay State Road                | 23                        |
| 209 Bay State Road                | 23                        |
| 210-212 Bay State Road            | 50                        |
| 214 Bay State Road                | 6                         |



I (CONTINUED)

| <u>ADDRESS</u>                          | <u>NUMBER OF STUDENTS</u> |
|-----------------------------------------|---------------------------|
| 512 Beacon Street (Danielsen Hall)      | 291                       |
| 519 Beacon Street                       | 66                        |
| 531 Beacon Street                       | 24                        |
| 610-632 Beacon Street (Myles and Annex) | 757                       |
| * 806-820 Beacon Street                 | 16                        |
| * 824-826 Beacon Street                 | 6                         |
| * 828 Beacon Street                     | 7                         |
| * 830 Beacon Street                     | 8                         |
| * 834 Beacon Street                     | 5                         |
| * 836 Beacon Street                     | 3                         |
| * 844 Beacon Street                     | 20                        |
| 845 Beacon Street                       | 4                         |
| * 848 Beacon Street                     | 5                         |
| * 852 Beacon Street                     | 7                         |
| * 856 Beacon Street                     | 5                         |
| * 860 Beacon Street                     | 25                        |
| * 862 Beacon Street                     | 6                         |
| * 864 Beacon Street                     | 12                        |
| * 866 Beacon Street                     | 5                         |
| * 870 Beacon Street                     | 3                         |
| * 872 Beacon Street                     | 3                         |
| 906 Beacon Street                       | 5                         |
| 908 Beacon Street                       | 4                         |
| 1053 Beacon Street                      | 28                        |
| 1 Buswell Street                        | 25                        |
| 1A Buswell Street                       | 23                        |
| 2 Buswell Street/16 Arundel Street      | 34                        |
| 3 Buswell Street                        | 13                        |
| 5 Buswell Street                        | 15                        |
| 6 Buswell Street                        | 68                        |
| 11 Buswell Street                       | 20                        |
| 15 Buswell Street                       | 18                        |
| 17 Buswell Street                       | 19                        |
| 22 Buswell Street                       | 41                        |
| 24 Buswell Street                       | 41                        |
| 29 Buswell Street                       | 14                        |
| 34 Buswell Street                       | 54                        |
| 35 Buswell Street                       | 13                        |
| 37 Buswell Street                       | 14                        |
| 38 Buswell Street                       | 21                        |
| 39 Buswell Street                       | 13                        |
| 40 Buswell Street                       | 34                        |
| 41 Buswell Street                       | 12                        |
| 42 Buswell Street                       | 45                        |
| 43 Buswell Street                       | 17                        |
| 44 Buswell Street                       | 57                        |
| 45 Buswell Street                       | 18                        |
| 47 Buswell Street                       | 20                        |
| 48 Buswell Street                       | 67                        |
| 50 Buswell Street                       | 15                        |
| 52 Buswell Street                       | 27                        |
| 55 Buswell Street/74 St. Mary's Street  | 33                        |

\*Subject to the process delineated in the 1984 Cooperation Agreement.



I (CONTINUED)

| <u>ADDRESS</u>                            | <u>NUMBER OF STUDENTS</u> |
|-------------------------------------------|---------------------------|
| 37-39 Carlton Street                      | 45                        |
| 627 Commonwealth Avenue                   | 24                        |
| 700 Commonwealth Avenue (Fairfield Tower) | 555                       |
| 700 Commonwealth Avenue (Marshall Tower)  | 561                       |
| 700 Commonwealth Avenue (Shields Tower)   | 562                       |
| 708 Commonwealth Avenue                   | 3                         |
| 714 Commonwealth Avenue                   | 4                         |
| 722 Commonwealth Avenue                   | 79                        |
| 726 Commonwealth Avenue                   | 86                        |
| 728 Commonwealth Avenue                   | 81                        |
| 1110 Commonwelath Avenue                  | 196                       |
| 46 Mountfort Street                       | 64                        |
| 96 Mountfort Street                       | 17                        |
| 98 Mountfort Street                       | 19                        |
| 100 Mountfort Street                      | 10                        |
| 455 Park Drive                            | 4                         |
| 457 Park Drive                            | 4                         |
| 500 Park Drive                            | 13                        |
| 504 Park Drive                            | 21                        |
| 509 Park Drive                            | 72                        |
| 514 Park Drive                            | 23                        |
| 516 Park Drive                            | 28                        |
| 518 Park Drive                            | 21                        |
| 520 Park Drive                            | 25                        |
| 522 Park Drive                            | <u>23</u>                 |
| <u>TOTAL</u>                              | 8,142                     |



The total number of all dormitory-style residences in 1986 was 5,740.

SPRINT-STYLE RESIDENCES WITH Apartment-style residences are reserved for students and are administered like traditional dormitories. Some of these are in residence for an extended period. A majority of these are in residence for an extended period.

## II

### UNDERGRADUATE STUDENTS LIVING IN PROPERTIES

#### SOUTH OF BEACON STREET AS OF FALL 1986\*

Three along Bay State Road, four along Commonwealth Avenue across from main campus buildings, and eleven in South Campus. In all, the approximately 45 buildings range in capacity from three at 700 Commonwealth Avenue to 300 at Hamilton Hall. They had as capacity of approximately 1,500 students.

| <u>ADDRESS</u>        | <u>NUMBER OF STUDENTS</u> |
|-----------------------|---------------------------|
| 25-27 Aberdeen Street | --                        |
| 845 Beacon Street     | 4                         |
| 853-55 Beacon Street  | --                        |
| 867 Beacon Street     | --                        |
| 875 Beacon Street     | --                        |
| 906-08 Beacon Street  | 9                         |
| 455-57 Park Drive     | <u>8</u>                  |
| Total                 | <u>21</u>                 |

\*Properties are subject to ongoing court case.

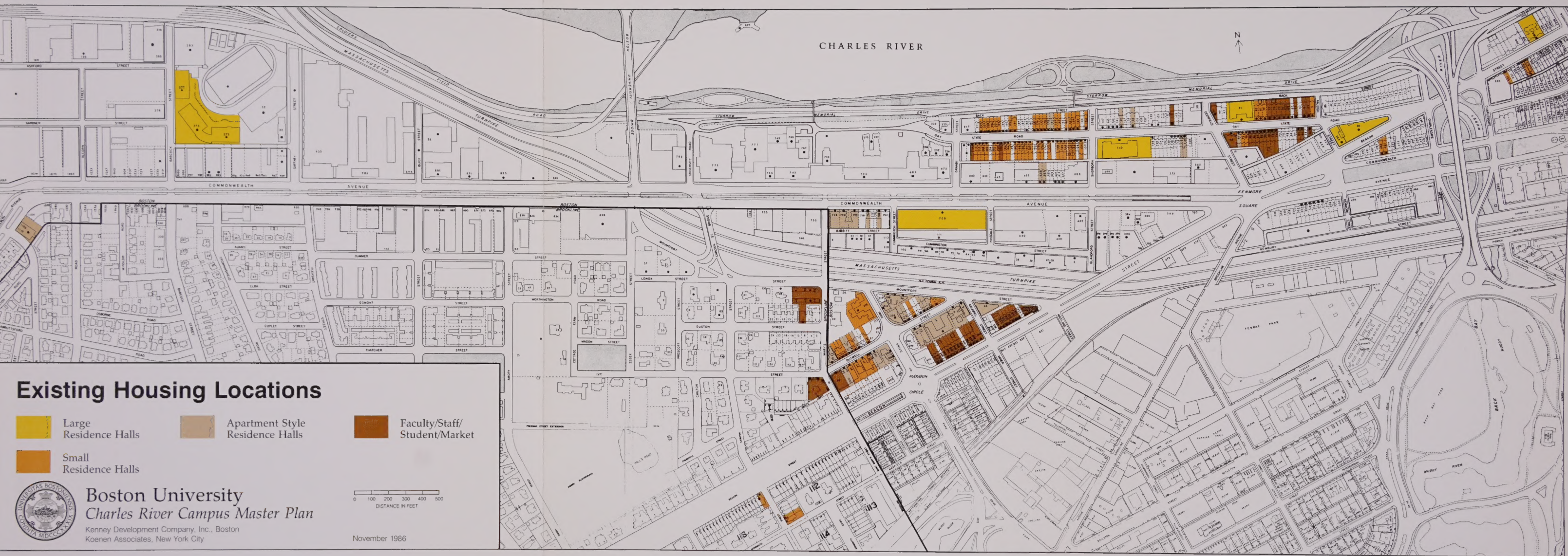


The total occupancy of all dormitory-style residence halls in 1986 was 6,740.

**APARTMENT-STYLE RESIDENCE HALLS:** Apartment-style residence halls are reserved for students and are administered like traditional dormitories. Students pay their housing fees on a semesterly basis; most of them are in residence for an academic year. A few buildings are in the Bay State Road area; more concentrated in the South Campus area. There are three along Bay State Road, four along Commonwealth Avenue across from main academic buildings, and eleven in South Campus. In all, the approximately 35 buildings range in capacity from three at 708 Commonwealth Avenue to 200 at Hamilton House (1106-1110 Commonwealth Avenue). They had an occupancy in 1986 of approximately 1,220 students.

**FACULTY/STAFF/STUDENT/MARKET:** In addition to the apartment-style residence halls described in the preceding section, about 37 apartment-style buildings provide housing, in some combination of units, for faculty or staff members, graduate students, nonaffiliates and undergraduate students. The faculty/staff/graduate students/nonaffiliates rent units in these buildings under lease agreements; the undergraduates in residence in these buildings occupy their units under license agreements with the University's Housing Office. Also in this category are 11 buildings under long-term lease located south of Beacon Street.







## Parking

Parking on the Charles River Campus is available at a number of restricted and commercial surface lots, alley spaces behind buildings, parking structures, and on-street. See Chapter 7 for a detailed analysis of parking issues.

**Academic Core** - The academic core of the University is located along Commonwealth Avenue and Washington Street from the MIT Center for Science and Engineering to the Boston University Bridge. Interspersed through this academic core are some older buildings along Commonwealth Avenue, and Warren Towers, which are used for housing and retail/commercial purposes. The character of the area is clearly academic and is highlighted architecturally by the neo-gothic corporate buildings along Commonwealth Avenue.

**Residential** - There are three areas outside the academic core which function predominantly as student housing: Bay State Road, South Campus and West Campus. Located within a five-minute walk of most buildings in the academic core, Bay State Road is dominated by late Victorian townhouses used primarily for student housing; some properties house administrative functions. Located between five and ten minutes from the academic core, the South Campus area is exclusively used as student housing. West Campus is located adjacent to the recreational complex.



### Chapter 3. FUNCTIONAL AREAS AND DEVELOPMENT SITES

#### Functional Analysis

The Charles River Campus can be broken into areas according to three primary functions: academic, residential and recreational.

Academic - The academic core of the University is located along Commonwealth Avenue and Cummington Streets from the Metcalf Center for Science and Engineering to the Boston University Bridge. Interspersed through this academic core are some older buildings along Commonwealth Avenue, and Warren Towers, which are used for housing and retail/commercial purposes. The character of the area is clearly academic and is dominated architecturally by the neo-gothic campus buildings along Commonwealth Avenue.

Residential - There are three areas outside the academic core which function predominantly as student housing: Bay State Road, South Campus and West Campus. Located within a five-minute walk of most buildings in the academic core, Bay State Road is dominated by late Victorian townhouses used primarily for students; some properties house administrative functions. Located between five and ten minutes from the academic core, the South Campus area is exclusively used as student housing. West Campus is located adjacent to the recreational complex.



Recreational - The University's usable recreational facilities are located within a fifteen-to twenty-five-minute-walk from the academic core and the Bay State Road, South Campus and Warren Towers residences.

#### Time/Distance

A basic analytical tool for campus planning is to define an academic building zone which can be walked by a student within ten minutes, the normal break time between classes. An average walking rate is 250 feet per minute. To study walking times, an area of 2,500 feet (10 minutes x 250 feet) was superimposed on the functional land-use zone map, to determine the maximum amount of academic land area located within this time frame. The analysis found that most of the existing academic uses are located within the ten-minute limit. Those academic areas which are located outside the area generally do not have to accommodate a great deal of student traffic during a typical class day. For example, at the western end of the campus, outside the ten-minute academic zone, are the School for the Arts and the College of Basic Studies. At the eastern end of the campus is the new Metcalf Center for Science and Engineering.

The time/distance analysis suggests that any new academic uses should be located within or as close as possible to the ten-minute perimeter. Residential and athletic uses are most appropriately located away from the academic core, convenient to related existing uses and facilities.



### Campus Zones

The Charles River Campus is segmented into five geographical areas with clearly defined functions occurring within those areas. The potential development sites and campus improvements are analyzed within the context of the planning criteria imposed by the functions which are most appropriate to these areas. The five geographic areas are West Campus, Main Campus, South Campus, Kenmore Square, and Bay State Road.

West Campus - The major activities located at the West Campus area are residential and recreational, and the amount of under utilized property adjacent to this area is considerable. The 10.2-acre Commonwealth Armory (Site F),\* with the potential for expanded recreation and housing uses, is located immediately east of West Campus. To the west are three parcels owned by the University (Sites A-1 and C) and two owned privately (Sites A-2 and B). To the south are several underutilized commercial buildings located on Commonwealth Avenue (sites D and E). Together, these sites could most appropriately be used to create an expanded and improved West Campus complex, where the demand for increased and improved housing and recreational uses can best be accommodated.

Main Campus - Located along Cummington Street, the Commonwealth Avenue spine and between Blandford Street and the Boston University Bridge, the Main Campus houses nearly exclusively academic, administrative and student-service functions. Future development in this area should further consolidate the academic core, and sites should be analyzed within the framework of enhancing and supporting the existing functions (Sites G,I,J, K,N,O,Q).

\*Refer to the Potential Site Map to locate this and other sites.



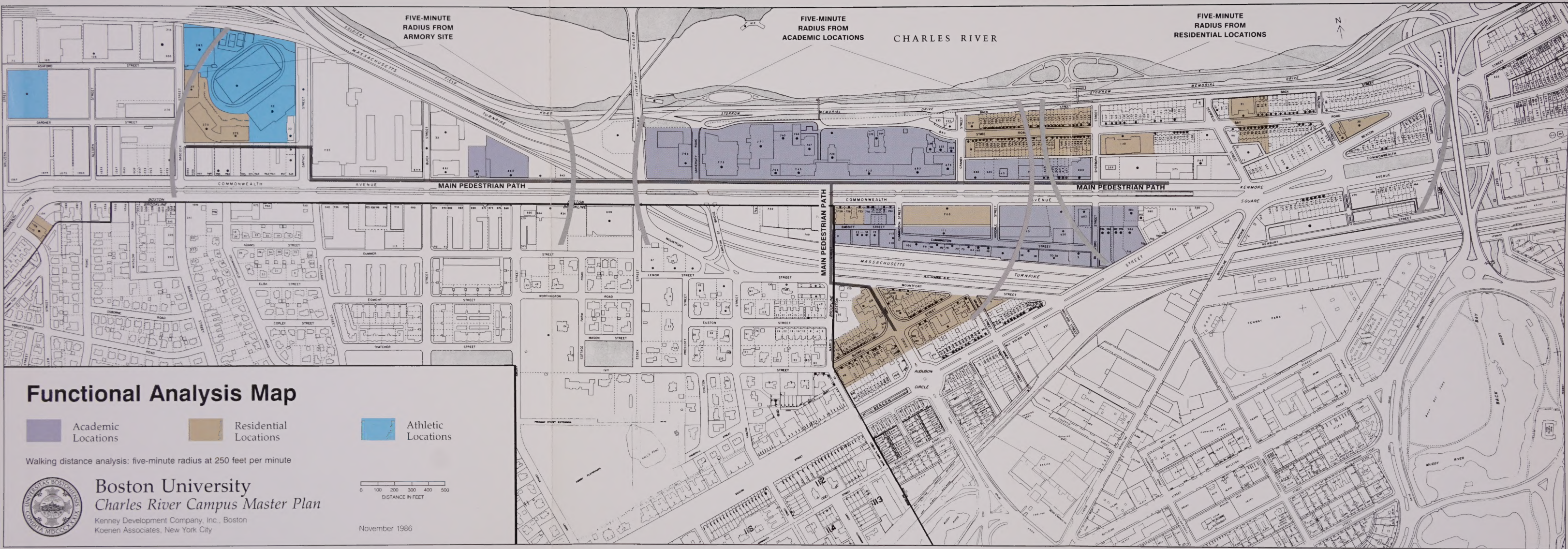
South Campus/Audubon Circle - This area functions almost exclusively as a residential area. Non-University property includes the Massachusetts Turnpike, the McKinley School, a gas station and some neighborhood commercial uses.

Kenmore Square - Situated at the entrance to the campus, Kenmore Square is the primary commercial district serving the Bay State Road and Audubon neighborhoods as well as the University community. Over the past five years, many improvements have been made to the Square in retail establishments and offices. Much of the credit for this goes to the University's presence in the Square. The University was instrumental in organizing the Kenmore Association. The University Bookstore was a significant investment made at a time when disinvestment in the Square was a fact of life. And, most recently, the Metcalf Center has contributed to the Square's upgrading.

Even though improvements have been made, there are still uses that degrade the livability and commercial stability of the Square. Of special concern are night clubs and bars, sources of noise and public disorderliness -- and even violence and crime. Thus, there is a need to improve security and the quality of life. The University shares these concerns with residents and business people in Kenmore Square.

Bay State Road - With its Back Bay townhouse designs, the Bay State Road area has its own elegant quality and distinction. Although there are no major development sites located within this area, the University has long wanted to pursue the conversion of a portion of Bay State Road into a limited-access pedestrian-oriented mall. Such a venture can proceed only with the consensus of all property owners.







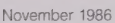
### Potential Development Sites

This section, including the following map, analyzes potential development sites. A survey in the fall of 1985 studied existing and adjacent uses. Information regarding parcel size was taken from 100' scale maps provided by the Boston Redevelopment Authority, and ownership information was taken from lists at the City's Assessing Department. Most of the Proposed Development Sites are located within the University's campus as defined in the 1980 Cooperation Agreement.

The University believes that three of the sites identified are large enough to deserve further analysis beyond this report. Accordingly, at the appropriate time the University will prepare more detailed analyses of Site Q (along Commonwealth Avenue and Deerfield Street), Site G (808-846 Commonwealth Avenue), and Sites A-1, A-2, B and C (the Babcock/Ashford Street area) as the demand for space becomes more imminent. Another study for sites P and O is currently under way.

Over the course of the next ten years it is likely that additional properties will become available for lease, acquisition and/or development. The University will carefully analyze such property to determine its appropriateness in assisting the University to achieve its objectives. Such properties, both inside and outside the City, could conceivably provide alternative development sites. Those sites outside Boston will be reviewed with appropriate municipal and community participants. For those development sites located within the City and outside the University campus, the City and the Task Force will be provided full opportunity to review the University's analysis.







## SITE A-1

LOCATION Corner of Malvern and Ashford Streets, Boston

SIZE 67,500 square feet (approximately)

OWNERSHIP Boston University

EXISTING USES Athletic field

ADJACENT USES Residential neighborhood, automobile storage, warehouse, parking lot

PROPOSED USE Continue current recreational uses. Due to the site's proximity to the adjacent residential neighborhood, undergraduate student housing may not be an appropriate use for this site. Its use must be studied in more detail and be reviewed with the City and community.

PLANNING AND DESIGN ISSUES Although it contains a significant amount of open space, this site is in a mixed-use area which is changing. The recent conversion of the Clarke & White building to the Atrium housing complex is a more compatible use than would be warehousing and manufacturing. The property is adjacent to a neighborhood of one-, two- and three-family structures, and a group of garden apartments. Currently it serves as a buffer between the neighborhood and the Durfee Motor Sales storage area, which is adjacent.

IMPEDIMENTS TO DEVELOPMENT The University needs this site for recreational use. If development is considered, a substitute recreational site will be needed.



## SITE A-2

|                      |                                                                                                                                               |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <u>LOCATION</u>      | Ashford and Alcorn Streets                                                                                                                    |
| <u>SIZE</u>          | 67,500 square feet (approximately)                                                                                                            |
| <u>OWNERSHIP</u>     | Durfee Motor Sales                                                                                                                            |
| <u>EXISTING USES</u> | One-story brick garage, 25' x 175',<br>open storage of automobiles                                                                            |
| <u>ADJACENT USES</u> | Athletic field (Site A-1), parking<br>(Site B), automobile repair and<br>warehousing                                                          |
| <u>PROPOSED USE</u>  | Short-term: continue current use;<br>long-term: with Sites A-1, B and C<br>should be studied in further detail and<br>reviewed with the City. |

PLANNING AND DESIGN ISSUES Any future development on this site should be done with Site A-1, so that the appropriate needs of the adjacent neighborhood can be addressed. The recent conversion of the Clarke & White building is an important step toward encouraging land-use changes and upgrading the quality of this visually unattractive area. Height, usable open space, off-street parking and traffic are issues that need to be carefully studied, to guard against potential adverse impact on the neighborhood.

IMPEDIMENTS TO DEVELOPMENT The owners have proposed two high-rise buildings for market-rate housing, currently under review by the City.



## SITE B

|                      |                                                                                                                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------|
| <u>LOCATION</u>      | Corner of Ashford and Babcock Streets,<br>Boston                                                                |
| <u>SIZE</u>          | 83,500 square feet                                                                                              |
| <u>OWNERSHIP</u>     | Boston University lease, from Cottage<br>Farm Realty Trust                                                      |
| <u>EXISTING USES</u> | Paved parking area for approximately<br>300 cars                                                                |
| <u>ADJACENT USES</u> | Manufacturing assembly, warehousing,<br>distribution, automobile storage (site<br>A-2), dormitory and gymnasium |
| <u>PROPOSED USE</u>  | Short-term: continue parking;<br>long-term: dependent upon a more<br>detailed study.                            |

PLANNING AND DESIGN ISSUES This is an important area for special events and parking for faculty, staff and students. Any future development would probably need to provide at least the existing 300 spaces in addition to the spaces necessary to support development on the site. In the long run, the site represents an important opportunity to make the West Campus area more attractive to students, and to further benefit the neighborhood by improving the visual character of the area. Any new development must incorporate an adequate amount of useable and visual open space as part of the development.

IMPEDIMENTS TO DEVELOPMENT The property is not owned by the University. Any new construction will be costly if structured parking must be included as part of the project.



## SITE C

Location 120, 100, 80 and 76 Ashford Street; 300 Babcock Street

SIZE 137,500 square feet (approximately)

OWNERSHIP 120 Ashford Street - Boston University  
100 Ashford Street - N.A.  
80 Ashford Street - H.S.H. Realty Co.  
76 Ashford Street - N.A.  
300 Babcock Street - Boston University

EXISTING USES 120 Ashford: Boston University storage, office and distribution;  
300 Babcock: storage, office and distribution

ADJACENT USES Freight yards, parking lot, indoor hockey rink, dormitories

PROPOSED USE Short-term: convert a portion of 120 Ashford Street to office/physical plant support activities; convert a portion of 300 Babcock for recreation and support use. The University should study this site along with Site B for future recreation and housing uses.

PLANNING AND DESIGN ISSUES This site initially considered only 120 Ashford and 300 Babcock Street. However, during the process of developing this plan, it became clear that a more comprehensive analysis of the entire area should be conducted. Although the University will consider acquisition, 80 Ashford Street is currently under construction for commercial use.



## SITE D

LOCATION 1019 Commonwealth Avenue, Boston

SIZE 10,075 square feet (approximately)

OWNERSHIP Boston University

EXISTING USES Retail/University office uses

ADJACENT USES Retail, residential

PROPOSED USE Student housing/street-level retail

DISCUSSION This project is undergoing design review by the B.R.A. and is being considered by the Boston Board of Appeals.

support the adjacent neighborhood as well as the student population in the West Campus. It would be appropriate for the existing automobile and warehousing facilities to be replaced by retail functions which serve both students and residents from adjacent neighborhoods. Recognizing that bars and some types of food establishments are not perceived as positive elements in the neighborhood, since "support" businesses lag behind housing changes, it would be more time before the market would respond to these changes. The University through acquisition could accelerate the change, not at a significant cost.

INFLUENCE ON DEVELOPMENT The University owns two of the eight properties in this block. The benefits of this project do not appear to outweigh the cost. The University and neighborhood may wish to work with the City in an attempt to provide incentives for property owners to change uses and improve these properties.



## SITE E

LOCATION 949 - 1005 Commonwealth Avenue, Boston

SIZE 113,900 square feet

OWNERSHIP Mellis Realty, Gerald Realty, Chet Harris Trust, S & N Realty; Boston University owns 985 and 949 Commonwealth Avenue.

EXISTING USES Auto parts, school, vacant land, warehouse, fast-food restaurant

ADJACENT USES Retail, student dormitories, athletic stadium, Armory

PROPOSED USES These properties should be converted to uses which will support the West Campus area.

PLANNING AND DESIGN ISSUES Some of the uses in this block support the adjacent neighborhood as well as the student population in the West Campus. It would be appropriate for the existing automobile and warehousing functions to be replaced by retail functions which serve both students and residents from adjacent neighborhoods recognizing that bars and some types of food establishments are not perceived as positive elements in the neighborhood. Since "support" businesses lag behind housing changes, it would be some time before the market would respond to these changes. The University through acquisition could accelerate the change, but at a significant cost.

IMPEDIMENTS TO DEVELOPMENT The University owns two of the eight properties in this block. The benefits of this project do not appear to outweigh the cost. The University and neighborhood may wish to work with the City in an attempt to provide incentives for property owners to change uses and improve these properties.



SITE F

LOCATION Commonwealth Armory, Commonwealth Avenue, Boston

SIZE: 10.2 acres

OWNERSHIP The Commonwealth of Massachusetts; Boston University will enter into a Land Disposition Agreement on or before February 1, 1987.

EXISTING USES Armory and supportive uses including administrative offices and parking

ADJACENT USES University athletics, and student housing, Massachusetts Turnpike, railroad, Boston University offices

PROPOSED LAND USES By agreement with the City, actual planning for use of the Armory site will be conducted under the regulations governing Planned Development Areas, including consultation with a Project Advisory Committee. Final development plans are subject to this process.

(Chapter 8 is a detailed analysis of the Armory building and site.)



## SITE G

LOCATION 808-846 Commonwealth Avenue, Brookline

SIZE 165,000-square-foot lot  
250,000-square-foot building at 808 Commonwealth  
16,500-square-foot building at 834-846 Commonwealth

OWNERSHIP Boston University

EXISTING USES 834 - 846 various retail uses  
808 University use  
vacant land, parking

ADJACENT USES Residential, gas station, retail

PROPOSED USE School for the Arts and Performance Center

PLANNING AND DESIGN ISSUES It is anticipated that the former automobile showroom and storage facility at 808 Commonwealth Avenue will be developed as a new facility for the School of Arts. The buildings at 834 - 836 Commonwealth Avenue will probably be razed to provide space to construct a performing arts complex and parking structure. Other uses of the site, which may include market housing and limited retail space, are also possible.

In order to create the best possible facility, it would be appropriate for the University to consider acquiring the adjacent gasoline station and perhaps the retail stores on Amory Street.

IMPEDIMENTS TO DEVELOPMENT The need to minimize the impact of increased traffic by people attracted to the performance facility.

OTHER ISSUES When this project moves forward, it would be appropriate to reuse the existing School for the Arts Building to consolidate disparate administrative or academic functions. This building, which is adjacent to the railroad and the Massachusetts Turnpike, is most adaptable to continued academic and administrative use. Further, its dimensions, 200 feet x 250 feet, make the building excessively expensive to rehabilitate for residential use.



SITE H

LOCATION Boston University Bridge/Storrow Drive,  
Boston

SIZE 36,000 square feet

OWNERSHIP Boston University

EXISTING USES Vacant

ADJACENT USES Storrow Drive, Massachusetts Turnpike

PROPOSED USES Student housing, market housing, commercial, academic, mixed, if determined feasible

PLANNING AND DESIGN ISSUES This parcel is landlocked by Storrow Drive, the Turnpike, Commonwealth Avenue and the Boston University Bridge, and access is not currently available from these roadways.

IMPEDIMENTS TO DEVELOPMENT Gaining access to this parcel would require energetic support and cooperation from the City, the Turnpike Authority and the Metropolitan District Commission.

The University has begun a detailed Feasibility Study including an investigation into engineering and cost issues, to be completed within the next few months.



SITE H-1 (not shown on map)

|                      |                                                                  |
|----------------------|------------------------------------------------------------------|
| <u>LOCATION</u>      | 845-849 Commonwealth Avenue                                      |
| <u>SIZE</u>          | Approximately 15,000 square feet                                 |
| <u>OWNERSHIP</u>     | Boston University; Massachusetts Turnpike Authority              |
| <u>EXISTING USES</u> | Parking, open space                                              |
| <u>ADJACENT USES</u> | School for the Arts, Amtrak right of way, Massachusetts Turnpike |

PLANNING AND DESIGN ISSUES This site has been suggested for further study and analysis by the University/Community Task Force. It is a small site currently used for parking and a small sitting area. The site slopes sharply to the Amtrak right-of-way and the Turnpike. Environmentally, it is subject to high noise levels and complex engineering concerns.

The University, however, has agreed to examine this site for potential development after the detailed analysis of Site H has been completed.



## SITE I

|                      |                                                                                                      |
|----------------------|------------------------------------------------------------------------------------------------------|
| <u>LOCATION</u>      | University Road and Commonwealth Avenue, Boston                                                      |
| <u>SIZE</u>          | 90,000 square feet                                                                                   |
| <u>OWNERSHIP</u>     | Boston University                                                                                    |
| <u>EXISTING USES</u> | Recreation, academic, parking (Sargent Gym, Sargent College)                                         |
| <u>ADJACENT USES</u> | Boston University Bridge, Storrow Drive, University Student Activities Center (George Sherman Union) |

PROPOSED USE Short-term: Consolidate student service activities into 1 University Road after Sargent College moves, probably in 1988. Parking and recreation uses should continue. Long-term: After parking and recreation are developed at the Armory, this site would be a major area for academic student services and administrative consolidation. The University has long viewed this site as an important opportunity for academic and architectural unification of the campus.

PLANNING AND DESIGN ISSUES: This area offers a site capable of being developed into a unifying design and program element for the core campus. Located adjacent to the student center of student activity (George Sherman Union), this site can further enhance the design stability which exists from Granby Street to University Road by becoming a focal point for campus activity including academic, student service and administrative use. Any development will need to be designed so as to respond to the already complex traffic flows at Boston University Bridge and University Road. On-site parking can be provided because of the sloping nature of the site. Because of its dominant location on the Charles River, careful attention must be paid to massing, height, and facade.

IMPEDIMENTS TO DEVELOPMENT This property cannot be developed until Sargent College and Sargent Gym move.



SITE J

LOCATION 730 - 766 Commonwealth Avenue,  
Brookline

SIZE Approximately 89,500 square feet of  
land; 68,500 square feet contained in  
four separate buildings

OWNERSHIP Harley Realty

EXISTING USES Automobile showroom and service (AMC);  
retail, office, automobile storage; the  
University leases a portion for  
academic and office use.

ADJACENT USES Massachusetts Turnpike, manufacturing,  
office, retail

PROPOSED USE Short-term: Continue existing use.  
Long-term: This site is a logical  
extension of the Campus academic core  
and could accommodate a variety of  
demands.

IMPEDIMENTS TO DEVELOPMENT This parcel would be costly to  
acquire since it appears to serve the current owner well  
(due to high occupancy and a stable tenancy). Further,  
development costs would also be high, since it would require  
the demolition of 68,500 square feet of building space.

PLANNING AND DESIGN ISSUES: High development costs may  
require that a portion of this site be revenue producing.  
When developed, the site should provide for some off-street  
parking and usable open space. Traffic circulation will  
need to be studied in detail when a project materializes.



## SITE K

LOCATION 6-8 St. Mary's Street, Boston

SIZE 8,100 square feet (approximately)

OWNERSHIP 8 St. Mary's Street Realty Co.

EXISTING USES Vacant

ADJACENT USES Academic, student housing, retail, office, automobile storage

PROPOSED USE Academic; the acquisition and development of this parcel would be a logical extension of the engineering complex.

IMPEDIMENTS TO DEVELOPMENT The asking price makes it unfeasible to develop this property.



## SITE L

LOCATION 710 - 712 Commonwealth Avenue, Boston

SIZE 4,000-square-foot lot; 16,000 square feet in two separate buildings

OWNERSHIP 710 - Robert Carr; 712 - C. Georgopolous

EXISTING USES Retail/residential

ADJACENT USES 708 and 714 are retail/student housing; 704 and 718 are academic.

PROPOSED USE Retail, residential or academic

PLANNING AND DESIGN ISSUES: As the University acquired other buildings within this block, the properties were upgraded, including their exterior facades and signage. Once acquired, these new properties should be rehabilitated for student housing or academic uses with retail uses on the first level. Exterior facades should be upgraded and signage improved to reflect improvements to adjacent properties. Potential for twenty-to-forty bed spaces depending upon detailed investigations. Acquisition would permit development of rear alleyway as a park.

IMPEDIMENTS TO DEVELOPMENT: Property acquisition.



SITE L-1 (not shown on map)

|                      |                                                                                                                                                                                          |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>LOCATION</u>      | 704 Commonwealth Avenue, Boston                                                                                                                                                          |
| <u>SIZE</u>          | 6,480 square foot lot; 31,500 square feet in the building                                                                                                                                |
| <u>OWNERSHIP</u>     | Boston University                                                                                                                                                                        |
| <u>EXISTING USES</u> | School of Management/Faculty offices                                                                                                                                                     |
| <u>ADJACENT USES</u> | 708-714 are retail/student housing; 700 is student housing (Warren Towers)                                                                                                               |
| <u>PROPOSED USE</u>  | <p>Student housing once the School of Management has moved.</p> <p>Conversion to housing is dependent upon the successful completion of a new facility for the School of Management.</p> |



SITE M-1 (not shown in full on map)

|                      |                                               |
|----------------------|-----------------------------------------------|
| <u>LOCATION</u>      | Massachusetts Turnpike air rights             |
| <u>SIZE</u>          | Varies                                        |
| <u>OWNERSHIP</u>     | Massachusetts Turnpike Authority;<br>M.B.T.A. |
| <u>EXISTING USES</u> | None                                          |
| <u>ADJACENT USES</u> | Academic/student housing                      |
| <u>PROPOSED USES</u> | To be determined                              |

PLANNING AND DESIGN ISSUES The Massachusetts Turnpike and M.B.T.A. right of way represent a substantial amount of potential development from Brookline Avenue to just north of Commonwealth Avenue. Development along this corridor could serve as connectors to other University property and assist in the long-term development of the campus. Unfortunately, typical University uses do not generate sufficient cash flow to make development of air rights feasible at this time. If property values escalate over the next decade, as predicted, then University use coupled with commercial use may become feasible.

The same design and program concerns mentioned regarding M-2 are appropriate for this site.

IMPEDIMENTS TO DEVELOPMENT Costs and legal issues involved with air-rights development may make any development difficult.



SITE M-2

|                      |                                                                       |
|----------------------|-----------------------------------------------------------------------|
| <u>LOCATION</u>      | 120 Mountfort Street, 50 St. Mary's Street, Boston                    |
| <u>SIZE</u>          | 25,000 square feet                                                    |
| <u>OWNERSHIP</u>     | James O'Hare (120 Mountfort Street), City of Boston (McKinley School) |
| <u>EXISTING USES</u> | Gas station, school for handicapped                                   |
| <u>ADJACENT USES</u> | Student housing, multifamily housing                                  |
| <u>PROPOSED USE</u>  | Short-term: Continue existing uses;<br>long-term: Student housing.    |

PLANNING AND DESIGN ISSUES The development of this site could be a focal point and unifying element for activity drawing students away from Audubon Circle and toward the main campus. Because of its proximity to adjacent structures of three to six stories, the site deserves careful study to ensure that an appropriate height and density can be developed without an adverse effect on nearby neighborhoods.

IMPEDIMENTS TO DEVELOPMENT The McKinley School is the site of the highly successful program for the handicapped, whose needs will need to be addressed prior to any action being taken. Should these needs be met elsewhere, and if the City were to declare the property surplus, the University should seriously consider acquisition and development. The gas station is under private ownership.



## SITE N

LOCATION 645 - 665 Commonwealth Avenue

SIZE 32,000 square feet

OWNERSHIP Ronald Druker Trust, Boston University

EXISTING USES Fast-food restaurant (Burger King),  
parking lot

ADJACENT USES Academic, residential

PROPOSED USE Short-term: continue current uses;  
long-term: academic uses

PLANNING AND DESIGN ISSUES This site is located in the academic core and along the Commonwealth Avenue spine of academic uses. Any new construction should incorporate both open space and some off-street parking into its program. Preliminary plans indicate a need to relocate the College of Communication. Being in the middle of the University's Science and Engineering Complex, the existing communications building would then be appropriately reused for emerging science or engineering needs. A building on this site could be higher than the buildings on the main campus and thus serve as an appropriate accent to the existing Commonwealth Avenue facade. The issue will be considered in greater detail as a part of the Commonwealth Avenue Urban Design Study.

IMPEDIMENTS TO DEVELOPMENT Both parcels should be developed in order to maximize development. The Burger King property is apparently returning significant cash flow, so its continued use as a restaurant is desirable to its present owners. A major joint development of both parcels could incorporate the Burger King if required.



## SITE 0

|                      |                                                                         |
|----------------------|-------------------------------------------------------------------------|
| <u>LOCATION</u>      | 616-620 Commonwealth Avenue, corner of Blandford and Cummington Streets |
| <u>SIZE</u>          | 24,000-square-foot lot;<br>45,000-square-foot building                  |
| <u>OWNERSHIP</u>     | Boston University                                                       |
| <u>EXISTING USES</u> | Three-story academic building, parking for approximately eighty cars    |
| <u>ADJACENT USES</u> | Academic, open space                                                    |
| <u>PROPOSED USE</u>  | Academic                                                                |

PLANNING AND DESIGN ISSUES This project is part of the phased development of the Metcalf Science Center Complex and is currently in the planning and design stages. The purpose of the project is to improve and consolidate facilities for Sargent College and to expand research facilities for the Physics Department. Sargent College is currently in five separate locations. The project entails the rehabilitation of the existing building and a two-story addition for Sargent College. The adjacent parking lot, which is next to the existing Metcalf Center, is the site for the extension of the existing building and will be used by the Physics Department.

OTHER ISSUES From an urban design perspective, this project presents an opportunity to integrate a number of existing and potential pedestrian areas as well as improve the image along Commonwealth Avenue. In front of the building there is an existing parking lot which will be eliminated and replaced by open space and limited handicapped parking. This open space should connect to and be related with the space in front of the College of Communication. The facade of Morse Auditorium could be exposed by eliminating the existing trees and ivy which hide the building. All of these open spaces should be integrated with the designs of Cummington Streets and the Science Center Park.

The University has been working with the City on the issue of creating a mall on Cummington Street. The University owns all the property abutting the street, and it is appropriate to move forward on this issue.



## SITE P

LOCATION Corner of Commonwealth Avenue and Blandford Street on lots numbered 712 Beacon Street and 590-596 Commonwealth Avenue

SIZE 30,000 square feet of vacant land

OWNERSHIP Boston University

EXISTING USES Under construction

ADJACENT USES Academic (Science Center), residential

PROPOSED USE Park

PLANNING AND DESIGN ISSUES Science Center Park was completed recently at a cost of \$1.5 million. At the suggestion of the B.R.A., the University has made preliminary investigations into putting a sidewalk cafe (similar to Au Bon Pain) at 582 Commonwealth Avenue. The building is not easily adapted to that use and might more appropriately be razed and replaced with a more efficient building. A use such as this would enhance the value of the park.

This site is part of the more detailed analysis being conducted in conjunction with Site O.



## SITE Q

LOCATION Kenmore Square, 565-599 Commonwealth Avenue

OWNERSHIP Various: 599 Commonwealth Avenue - Texaco, Inc.; vacant lot 585 Commonwealth Avenue - Boston University; 575 Commonwealth Avenue - Robert Sage, Inc.; 565 Commonwealth Avenue - Boston University; 10 Deerfield Street - Robert Sage, Inc.

EXISTING USES Gas station, parking lot, motel, academic

ADJACENT USES Commercial, academic, residential

PROPOSED USE Academic/commercial complex/residential/open space

PLANNING AND DESIGN ISSUES This is an extremely important site for Kenmore Square and the University. A well-designed complex with commercial drawing power would have a positive impact on the Square. Of particular concern are the issues of height, facade treatment, off-street parking, and usable open space. If the entire site can be assembled, it should utilize the Planned Development Area (PDA) process of the B.R.A..

The University has begun discussions with adjacent owners in an attempt to consolidate these properties and has recently entered into a Purchase and Sale Agreement for 599 Commonwealth Avenue (Texaco lot). The University intends to consolidate the School of Management on a portion of this site in approximately 120,000 square feet of space. A conference center, responding to increased demand for these facilities, is contemplated. Ideas for private uses include expanded hotel facilities, office, retail, residential and open space.

IMPEDIMENTS TO DEVELOPMENT This is a complicated and costly project whose feasibility will be greatly enhanced by the potential cash flow from commercial uses. In addition, raising capital for a project of this magnitude will be hampered by the unpleasant nature of some portions of the Square.

OTHER ISSUES The School of Management is located in various locations in approximately 100,000 square feet of space. Some of these spaces are located in clearly academic areas; others are located in buildings which might be appropriate for conversion to residential use, such as 704 Commonwealth Avenue. As this project takes form, detailed surveys will need to be made of these buildings.



## SITE R

LOCATION 580 Commonwealth Avenue, Adjacent to Science Center Park

OWNERSHIP Toomey Trust

EXISTING USE Residential

ADJACENT USES Residential, vacant building, open space

PROPOSED USE Student housing as an interim use, market housing

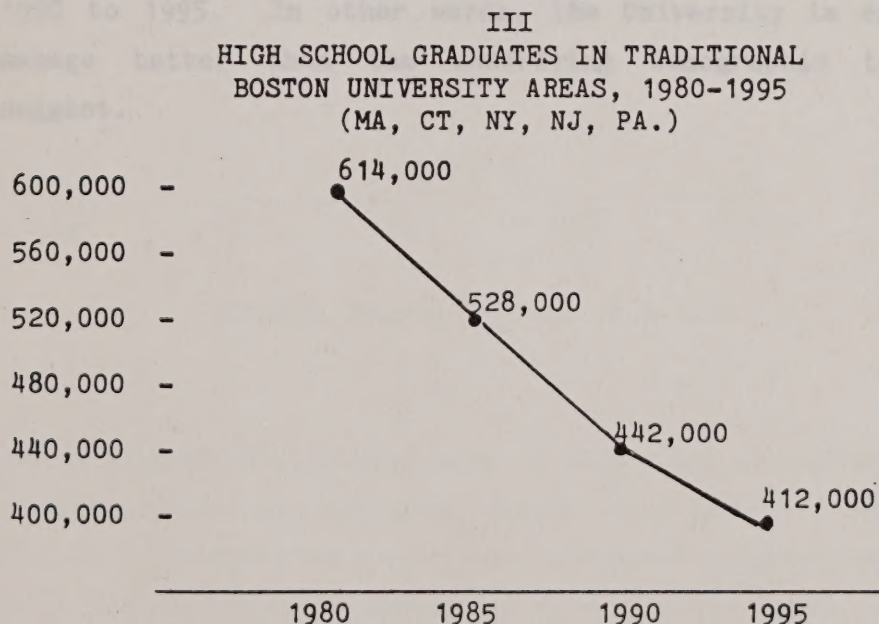
PLANNING ISSUES This building is occupied primarily by students, many of whom attend Boston University. There are also some rent-controlled units. The property is adjacent to the Campus as defined in the 1980 Cooperation Agreement.



#### Chapter 4. ENROLLMENT: Past Trends and Future Projections

Over the past two decades there has been a shift in demand away from large private independent universities toward state universities. Further, there has been a significant decline in the number of college-aged students, in Massachusetts as elsewhere.

Consequently, Boston University is striving to withstand a continued projected decline in enrollment during the coming decade. The cohort which follows the postwar population boom is significantly smaller than its predecessor. For Boston University the impact of this decline is reflected in chart III, which shows the numbers of high school graduates in the Northeastern states - Massachusetts, Connecticut, New York, New Jersey and Pennsylvania - which constitute the traditional recruitment area for Boston University. Between 1985 and 1995 a 22 percent decline in these potential students is projected. In a five-year period from 1980 to 1985 the numbers fell 14 percent (614,000 to 528,000). For the next five years a drop of 16.3 percent is projected (528,000 to 442,000).





Boston University's enrollment has thus far resisted the pressure of the population decline. Over the five years in which the base fell 14 percent, the University's enrollment remained relatively even, declining only 1 percent. This stable period of enrollment followed a decade of fluctuation. From 1970 to 1975, total enrollment fell 14 percent and, over the next five years, rose 17 percent. The reasons for this movement are myriad, but most significant was an increase in the University's academic reputation following the success of the administration in improving educational quality and establishing new programs.

Within this demographic context, future enrollment projections are plagued with uncertainty. The "most likely" projections (table V and chart VI) presage a slight (3 percent) decline between 1985 and 1990 with a greater, 12 percent decline from 1990 to 1995. In other words, the University is expecting to manage better than the underlying demographic trend would suggest.

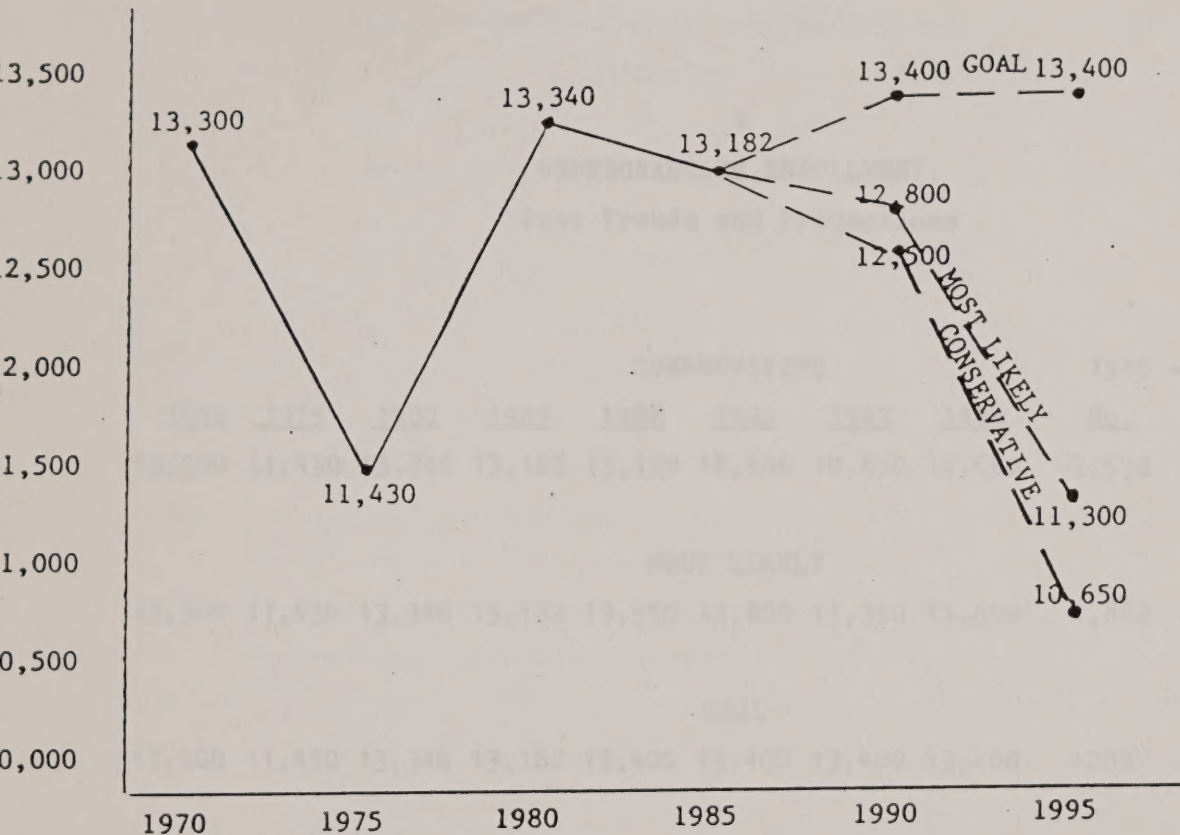
1970 1975 1980 1985 1990 1995

200823: Boston University - 1985.

The enrollment projections used in this plan are those of undergraduate students, including degree candidates in Metropolitan College. Graduate students and postgraduate students enrolling in 1985 are projected to decrease 5.5 percent to 5,800 in 1995.



IV  
Total Undergraduate Enrollment  
Past Trends and Projections,  
1970-1995



SOURCE: Boston University - 1985.

The enrollment projections used in this plan are those of undergraduate students, including degree candidates in Metropolitan College. Graduate students and nondegree students amounting to 7,270 are projected to decrease 6.5 percent to 6,800 in 1995.



The "conservative" projection of undergraduate enrollment mirrors the demographic trends in the University's primary recruitment area. Enrollment would show a 19 percent decline during the 1985 to 1995 period.

# V

## UNDERGRADUATE ENROLLMENT: Past Trends and Projections

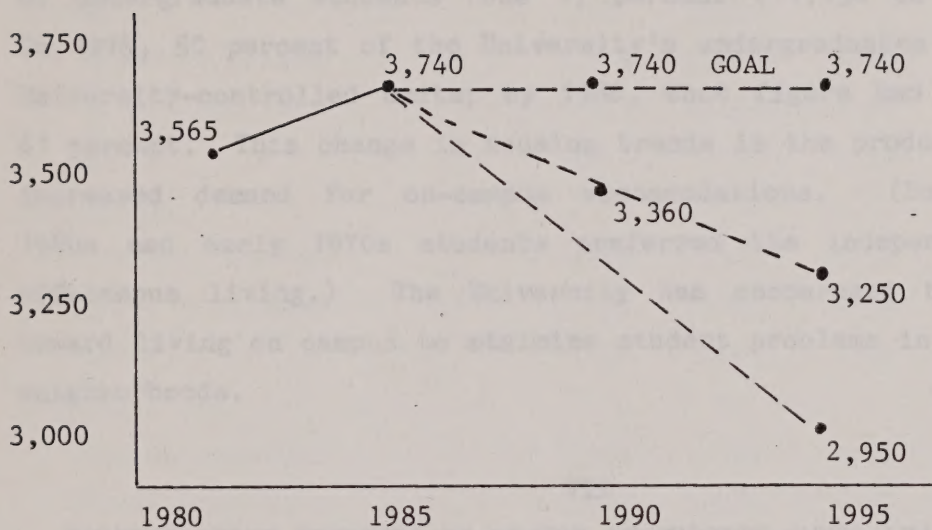
| CONSERVATIVE |             |             |             |             |             |             |             | 1985 - 1995 |                |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <u>1970</u>  | <u>1975</u> | <u>1980</u> | <u>1985</u> | <u>1988</u> | <u>1990</u> | <u>1993</u> | <u>1995</u> | <u>No.</u>  | <u>Percent</u> |
| 13,300       | 11,430      | 13,346      | 13,182      | 13,150      | 12,500      | 10,850      | 10,650      | -2,532      | -19            |
| MOST LIKELY  |             |             |             |             |             |             |             |             |                |
| 13,300       | 11,430      | 13,346      | 13,182      | 13,350      | 12,800      | 11,350      | 11,300      | 1,882       | -14            |
| GOAL         |             |             |             |             |             |             |             |             |                |
| 13,300       | 11,430      | 13,346      | 13,182      | 13,400      | 13,400      | 13,400      | 13,400      | +203        | +1.5           |

Ideally, the University wants to stabilize enrollment--the "goal"--and at the same time improve the quality of the student body. The estimated "goal" enrollment would reflect a stable freshmen class of 3,740. But demographic pressures may prove too great and enrollment may follow the "most likely" projections. If the University's "goal" is met, it would have about 13,400 students, or slightly above the 1988 "most likely" projection of 13,350.



# VI

## TOTAL FRESHMEN: Trends and Projections, 1980-1995



It is imperative that the University review its actual enrollments and revise its projections annually. The "most likely" and "goal" projections for 1988 are substantially similar (13,350 vs 13,400). The divergence begins in 1989 when the difference in the two projection is 185 students, increasing to 2,100 students in 1995.



## Chapter 5. Housing Needs and the Development Program

Between 1975 and 1986, the undergraduate students in housing owned or leased by Boston University increased by 42 percent (5,750 to 8,150) while, over the same period, the total number of undergraduate students rose 17 percent (11,430 to 13,350). In 1975, 50 percent of the University's undergraduates lived in University-controlled units; by 1986, that figure had risen to 61 percent. This change in housing trends is the product of the increased demand for on-campus accommodations. (During the 1960s and early 1970s students preferred the independence of off-campus living.) The University has encouraged the trend toward living on campus to minimize student problems in adjacent neighborhoods.

### VII

#### UNDERGRADUATE STUDENTS IN BOSTON UNIVERSITY-OWNED/LEASED HOUSING 1975-1985

|                  | <u>1975</u> | <u>1981</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> | <u>1985</u> | <u>1986</u> |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| No. STUDENTS     | 11,430      | 13,400      | 13,200      | 13,050      | 13,250      | 13,200      | 13,350      |
| No. HOUSED       | 5,750       | 7,850       | 7,700       | 7,550       | 7,500       | 8,050       | 8,150       |
| PERCENT of TOTAL | 50          | 58          | 58          | 58          | 56          | 61          | 61          |



Table VIII presents residency percent by class, which in 1985 was substantially similar to 1981 and previous experience.

Table VIII  
ANALYSIS BY CLASS OF UNDERGRADUATE STUDENTS  
RESIDING IN UNIVERSITY RESIDENCE HALLS

| <u>Freshmen</u>   | <u>1981</u> | <u>1985</u> |      |
|-------------------|-------------|-------------|------|
| Students Housed   | 3,199       | 3,412       | +213 |
| Total Enrollment  | 3,661       | 3,754       | + 93 |
| Ratio             | 87%         | 91%         | + 4% |
| <u>Sophomores</u> |             |             |      |
| Students Housed   | 2,264       | 2,142       | -122 |
| Total Enrollment  | 3,195       | 3,251       | + 56 |
| Ratio             | 71%         | 66%         | - 5% |
| <u>Juniors</u>    |             |             |      |
| Students Housed   | 1,495       | 1,329       | +166 |
| Total Enrollment  | 3,304       | 2,887       | -417 |
| Ratio             | 45%         | 46%         | + 1% |
| <u>Seniors</u>    |             |             |      |
| Students Housed   | 875         | 756         | -119 |
| Total Enrollment  | 3,103       | 3,204       | +101 |
| Ratio             | 28%         | 24%         | - 4% |

The projection of housing demand focuses on undergraduate students because graduate students account for only 25 percent of total enrollment; many are married and have families; and 28 percent live outside Boston. At present 8 percent of graduate students reside in University-controlled housing. Detailed information regarding graduate student demand for housing is not known at this time.



The two elements in forecasting student housing demand are enrollment and the number of students desiring University housing.

## IX

### RESIDENCY BY CLASS

|            | <u>1985 ACTUAL</u>     | <u>GOAL</u>            |
|------------|------------------------|------------------------|
|            | Percent                | Percent                |
|            | <u>of Class Housed</u> | <u>of Class Housed</u> |
| Freshmen   | 91                     | 95                     |
| Sophomores | 66                     | 80                     |
| Juniors    | 46                     | 60                     |
| Seniors    | 24                     | 50                     |

The residency goal means that the number of seniors desiring to live in University-controlled housing must double. The residency percentage for freshmen is the only controllable element because it is standard University policy for all freshmen, except those living at home, to live in University housing.

A goal of housing 75 percent of undergraduate students by 1993 has been established by the University. Other factors in the total analysis of demand are the University's commitment to improving the quality of its housing, reducing the overcrowding that now exists, and the sale of certain Audubon Circle properties based on the development of a mutually agreeable plan as described in the 1984 Agreement.

For planning purposes it is assumed that there will be a demand for an additional 230 to 420 spaces by 1987 from this process.

Using the "most likely" enrollment forecast and a residency percentage increasing to the 75 percent goal will create a projected demand for additional bed spaces in 1990 of 1,340 beds, decreasing to 860 beds in 1995.

X

ESTIMATED UNDERGRADUATE HOUSING NEEDS-  
"MOST LIKELY" PROJECTION

|                           | <u>1985</u> | <u>1986</u> | <u>1988</u> | <u>1990</u> | <u>1993</u> | <u>1995</u> |
|---------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| ENROLLMENT                | 13,182      | 13,350      | 13,350      | 12,800      | 11,350      | 11,300      |
| "MOST LIKELY"             |             |             |             |             |             |             |
| PERCENT STUDENTS          | 61%         | 61%         | 66%         | 70%         | 75%         | 75%         |
| HOUSED                    |             |             |             |             |             |             |
| EXISTING NO. BEDS         | 8,050       | 8,150       |             |             |             |             |
| BED NEEDS (rounded)       | -           | -           | 8,800       | 8,960       | 8,510       | 8,480       |
| DEFICIENCY (rounded)      |             |             | 750         | 910         | 460         | 430         |
| REDUCED OVERCROWDING      | -           | -           | 100         | 100         | 200         | 200         |
| <u>Increased Demand</u>   |             |             |             |             |             |             |
| <u>From Consolidation</u> |             |             |             |             |             |             |
| AUDUBON CIRCLE *          | -           | -           | 230         | 230         | 230         | 230         |
| ADDED BEDS NEEDED         |             |             | 1,080       | 1,340       | 890         | 860         |

To meet its "most likely" projection, the housing development program needs to create 1,340 new beds by 1990. In the early years, from 1986 to 1989, the University will produce housing at 1019 Commonwealth Avenue (270 beds) and Rich Hall (50 beds) and make best efforts to produce 800 beds at the Commonwealth Armory. Because of the problem of producing 800 beds in

\*For planning purposes, the University has used the number 230 during the preparation of this report. As of the Fall of 1986 the actual undergraduate student occupancy was 157.



two and one-half years, the University will explore the possibility of some form of leasing arrangement for 580 Commonwealth Avenue and will attempt a purchase of 710-712 Commonwealth to assist in meeting demand. Phase II of the Armory project is scheduled to deliver an additional 400 beds by 1990/91. To meet both phases of the Armory project, design will need to begin early in 1987 and construction early in 1988. If enrollment falls off as projected in the 1990s, the excess number of beds which will have been created will allow the University to consider the reuse of outlying residential properties.

# XI

## HOUSING DEVELOPMENT PROGRAM:

### "MOST LIKELY" PROJECTION

|                                              | <u>86/87</u> | <u>88/89</u> | <u>90/91</u> | <u>92/93</u> | <u>94/95</u> |
|----------------------------------------------|--------------|--------------|--------------|--------------|--------------|
| <u>NEW CONSTRUCTION</u>                      |              |              |              |              |              |
| 1019 COMMONWEALTH AVENUE                     | -            | 270          | 270          | 270          | 270          |
| RICH HALL                                    | -            | 50           | 50           | 50           | 50           |
| ARMORY, Phase I                              | -            | 800          | 800          | 800          | 800          |
| ARMORY, Phase II                             | -            | -            | 400          | 400          | 400          |
|                                              |              | 1,120        | 1,520        | 1,520        | 1,520        |
| <u>Acquisitions or Leases (supplemental)</u> |              |              |              |              |              |
| 580 COMMONWEALTH AVENUE (interim) 90         |              | 90           | 90           |              |              |
| 710-712 COMMONWEALTH AVENUE                  | -            | 50           | 50           | 50           | 50           |
| TOTAL                                        | -            | 1,260        | 1,660        | 1,570        | 1,570        |
| (DEFICIENCY)/EXCESS                          |              | (180)        | 320          | 630          | 710          |

### Backup Sites

Bridge Site (H) +/- 250

300 Babcock Street +/- 250

## Housing Needs and "Goal" Projection

A projection of housing needs, using the "goal" enrollment projection, produces a steadily increasing housing need, which will grow from 1,130 in 1988 to 2,430 in 1993, when the percentage of students housed will be stabilized. The greatest difference between the "goal" and the "most likely" Housing Program begins in 1990, as both programs are substantially similar from 1986 to 1989.

### XII

#### ESTIMATED UNDERGRADUATE HOUSING NEEDS:

##### "GOAL" PROJECTION

|                                                                                   | <u>1985</u> | <u>1986</u> | <u>1988</u> | <u>1990</u> | <u>1993</u> | <u>1995</u> |
|-----------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| ENROLLMENT "GOAL"                                                                 | 13,182      | 13,350      | 13,400      | 13,400      | 13,400      | 13,400      |
| PERCENT STUDENTS HOUSED                                                           | 61%         | 61%         | 66%         | 70%         | 75%         | 75%         |
| EXISTING BEDS                                                                     | 8,050       | 8,150       |             |             |             |             |
| BED NEEDS (rounded)                                                               |             |             | 8,850       | 9,380       | 10,050      | 10,050      |
| DEFICIENCY (rounded)                                                              |             |             | 800         | 1,330       | 2,000       | 2,000       |
| REDUCED OVERCROWDING                                                              | -           | -           | 100         | 100         | 200         | 200         |
| <u>Increased Demand</u><br><u>From Consolidation</u><br><u>in AUDUBON CIRCLE*</u> |             | -           | 230         | 230         | 230         | 230         |
| ADDED BEDS NEEDED                                                                 |             |             | 1,130       | 1,660       | 2,430       | 2,430       |

\*For planning purposes, the University has used the number 230 during the preparation of the report. As of the Fall of 1986 the actual undergraduate student occupancy was 157.



A development program which meets these projected needs could be achieved by increasing the number of beds constructed on the Armory site, converting 704 Commonwealth Avenue from academic to residential use and developing either the Bridge Site (H) or 300 Babcock Street.

XIII  
HOUSING DEVELOPMENT PROGRAM:  
"GOAL" PROJECTION

| <u>DEMAND</u>                         | <u>1986/87</u> | <u>1988/89</u> | <u>1990/91</u> | <u>1992/93</u> | <u>1994/95</u> |
|---------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Goal Enrollment Projection            | 13,350         | 13,400         | 13,400         | 13,400         | 13,400         |
| Goal Enrollment Bed Needs             | 100            | 1,130          | 1,660          | 2,430          | 2,430          |
| <u>SUPPLY</u>                         |                |                |                |                |                |
| <u>Acquisition or lease</u>           |                |                |                |                |                |
| 580 Commonwealth*                     | 90             |                |                |                |                |
| 710-712 Commonwealth                  |                | 50             |                |                |                |
| <u>Conversion or New Construction</u> |                |                |                |                |                |
| 1019 Commonwealth                     |                | 270            |                |                |                |
| Rich Hall                             |                | 50             |                |                |                |
| Armory, Phase I                       |                | <u>800</u>     |                |                |                |
|                                       |                | 1,260          |                |                |                |
| Armory, Phase II                      |                |                | <u>400</u>     |                |                |
|                                       |                |                | 1,660          |                |                |
| Armory, Phase III                     |                |                |                | 400-500        |                |
| 300 Babcock Street/Bridge Site        |                |                |                | 275-375        |                |
| 704 Commonwealth                      |                |                |                | <u>100</u>     |                |
|                                       |                |                |                | 2,435          |                |
| <u>Other sites</u>                    |                |                |                |                |                |
| 300 Babcock Street or Bridge Site (H) |                |                |                | (300)          |                |
| Babcock/Ashford Sub Area              |                |                |                | (400)          |                |
| McKinley School                       |                |                |                | (300)          |                |
| <u>SHORTFALL/SURPLUS SITES</u>        | -10            | +130           | 0              | + 5            | + 5            |

\*Not counted from 1991 on.

The projections prepared by the University are meant to serve as a guide for planning and development of University facilities. The planning, design and construction of student housing can have as much as a three-year lead time before actual occupancy. Further, there is certainly the possibility that the University will experience actual enrollments which fall somewhere between the "goal" and "most likely" projections. Acknowledging these factors, the University has made a commitment to house 75 percent of its undergraduate population by 1993 by providing 1,970 beds, 1,600 of which will be planned for the Commonwealth Armory.

In the event that there is a decline in enrollment to 12,600 or less by 1991--a clear indication of a projected decline by 1993--then the University would defer providing the additional 400 beds until additional beds are needed to meet the 75 percent housing commitment.

If however, the University's enrollment is 13,200 by 1991, an additional 275 beds will be provided. If enrollment is 13,400, 100 more will be provided.



## Chapter 6. ACADEMIC FACILITIES NEEDS AND THE DEVELOPMENT PROGRAM

As the Charles River Campus has evolved, academic buildings, housing, faculty offices, classrooms, laboratories and libraries have been located in the core of the campus, from the Boston University Bridge to the new Metcalf Center for Science and Engineering east of Blandford Street. Administrative offices, recreational facilities, parking and student housing are located primarily at the perimeter of the campus, a logical and traditional arrangement for a university campus. The close proximity of academic buildings is necessary to promote communication and cooperation between and among faculty and students, to permit students to move promptly from one class to another and to allow support facilities such as libraries, computer facilities and specialized instrumentation to be shared among a variety of users.

Within the core campus area, there are very few sites for academic development. The continued growth of faculty research and the impact of new and rapidly changing technology on instructional programs require that these few sites be reserved for academic purposes. Until specific needs are defined, the use of these sites for parking and open space is appropriate. Retaining some open green space is essential to maintaining a sense of campus, but parking facilities should and will be relocated to more peripheral locations, such as the Armory, as the opportunity arises.

The major academic development sites are among those identified in Chapter 3 of this report. Proposals have been or are being developed for several of these sites. Specific needs for the other sites will emerge as academic programs evolve. The academic development sites identified in Chapter 3 are:

Site 0: Corner of Blandford and Cummington Streets

Plans have already been developed to add two floors to the existing building on Cummington Street and to expand the building eastward, creating a single structure of approximately 130,000 gross square feet. This building is scheduled to house the Sargent College of Allied Health Professions and to serve as a research annex for the Departments of Physics and Biology, which are located in an adjacent Science Center buildings at 590 Commonwealth Avenue and 2 Cummington Street. The plan also calls for an underground connection of the new building to the Science Center. This site was identified for future expansion of the sciences and engineering when the Metcalf Center for Science and Engineering was conceptualized six years ago. This project is essential to meet the rapidly expanding research activities of the Physics Department and to provide a modern, central facility for Sargent College, which is now scattered among five separate locations. The University hopes to begin construction on this project in the winter of 1987 with completion in fall of 1988.



#### Site I University Road and Commonwealth Avenue

This site is currently used as parking, as one of the five locations occupied by Sargent College and as the site of a gymnasium which is extensively used for physical education classes and intramural athletics. This is a key site for the further development of the core campus. Redevelopment of this site, however, will not be possible until Sargent College relocates and replacement athletic facilities are provided on the Armory, perhaps by 1993. The ultimate development of the site will also need to include parking for George Sherman Union activities.

Potential primary uses include: office space for student services (academic and career counseling, placement, student activities and similar student services) which are currently located in the George Sherman Union and as far away as Kenmore Square; classroom facilities for specialized media equipment for television and computer-supported instruction; student and community counseling; or expanded library facilities to relieve the overcrowding of the main library, which is nearly at full capacity for storage of the collection and student use.

#### Site Q Block from Deerfield to Sherborn Street along Commonwealth Avenue

As was mentioned in Chapter 3, this site is being considered for a combined academic and commercial development. The concept is for an expanded hotel and conference center in the middle of the complex with commercial office and retail space to be developed on the Kenmore Square side; academic facilities, including space for the Hotel and Food Administration Program and the School of Management, would be located on the west, directly opposite the Metcalf Science



Center. This will be a major project that will continue the upgrading of Kenmore Square and provide modern academic facilities for the School of Management, whose executive training programs will make extensive use of both the conference center and the hotel. One of the major buildings which is to be vacated by the School of Management is 704 Commonwealth Avenue. This building could be converted to apartment-style housing for more than 100 students when the building becomes available.

Site N 645-665 Commonwealth Avenue

This site is divided between a parking lot owned by Boston University and a Burger King restaurant which is not owned by the University. Ideally, these two parcels should be developed as one site. Development of the parking lot alone is possible, but much less desirable. The most likely development of this site would be for academic offices and instructional space; it could be developed by 1994. Potential occupants include several departments of the College of Liberal Arts which are now scattered at various locations around the campus; the site can also support a new home for the College of Communication, which is now located in cramped quarters at 640 Commonwealth Avenue. The current College of Communication building has been identified as potential expansion space for the Metcalf Center for Science and Engineering, as it is located in the middle of a block which is otherwise occupied entirely by science facilities.

Site G 808-846 Commonwealth Avenue

The University has been discussing plans to develop the former Fuller building and adjacent University-owned land



for use as a new School for the Arts with a connected University- and community-oriented arts center. This facility would include auditoria for theatrical and musical performances, galleries for art exhibits and parking facilities. This is a major project with an estimated cost of \$30 to \$40 million. Although there is no specific timetable for beginning this project, the University expects to begin planning work by 1990. In the meantime, the building will continue to be used for limited academic purposes and University storage.

Site J 730-766 Commonwealth Avenue (Radio Shack/American Motors)

This major Brookline parcel is not owned by Boston University but its acquisition is a high priority. Should the University ever acquire this parcel, its central location would make the site exceptionally useful as a new library facility or a major academic office and instructional facility. It is not, however, anticipated that the University will be able to acquire and develop this parcel in the near future.

## Chapter 7. OTHER INSTITUTIONAL NEEDS AND THE DEVELOPMENT PROGRAM

### Parking\*

It is a common perception that there is a shortage of parking space on Boston University's Charles River campus. While the campus is well served by public transportation and a large share of the student body lives within walking distance of the School, the demand for parking is great among staff, faculty and students who commute by automobile. The ability of the University to provide parking is nevertheless constrained by land use and cost considerations related to its location in a high-density section of Boston.

#### Existing Parking Conditions

The total on-campus parking supply currently consists of 2,473 spaces. Over 2,000 of these spaces are in 13 off-street facilities distributed throughout the campus. Including on-street spaces, there are approximately 2,870 spaces for potential Boston University use.

On a typical weekday, parking demand at the University peaks at approximately 11 a.m. according to actual field survey results. Design-level demand at this hour is estimated to total 2,905 spaces, exceeding the available supply at University-controlled facilities by 432 vehicles. The occupancy of University facilities is estimated to approach 100 percent from 9 a.m. through 4 p.m., and demand exceeds on-campus supply by more than 300 vehicles from 10 a.m. through 1 p.m.

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\*This section is based on data from a preliminary parking study prepared for the University by Vanasse/Hangen in June 1986.



Much of the estimated parking demand excess is currently accommodated on-street. It is estimated that, on average, 334 curbside spaces, which represent half the available physical on-street supply in the vicinity of the University, are available to the Boston University community. The total physical parking supply, including these spaces, increases to 2,870 spaces, and the peak period physical deficit is reduced to 40 spaces.

The physical parking supply is to some degree a misleading indicator of system parking capacity. If a parking facility is to operate efficiently, its occupancy level must be below 100 percent to allow drivers entering the facility to find available spaces without excessive delay or inconvenience. As the occupancy of a parking facility approaches 100 percent, illegal parking and circling or cruising within the facility by drivers searching for spaces become more frequent.

The practical capacity of a parking facility is considered to be 85-95 percent of its physical capacity. The estimated practical capacity for the Boston University parking system is 2,572 spaces, including on-street spaces. Relative to total practical capacity, including on-campus and on-street spaces, the estimated peak period supply deficit is 333 spaces, as shown in Table 1.

#### XIV

##### WEEKDAY PEAK PERIOD SUPPLY/DEMAND COMPARISON

|                                          |       |
|------------------------------------------|-------|
| Total Estimated Design Demand            | 2,905 |
| Boston University-Owned Practical Supply | 2,238 |
| Surplus (Deficit)                        | (667) |
| Available On-Street Supply               | 334   |
| Total Practical Supply                   | 2,572 |
| Net (Adjusted) Surplus (Deficit)         | (333) |



Examining the parking system more closely reveals that parking demand and the supply deficits are not distributed uniformly throughout the campus. The center of activity is the Central Campus area, between the Boston University Bridge on the west to Kenmore Square on the east. It is not surprising that parking demand tends also to be concentrated in this area. The West Campus area, beyond the Boston University Bridge, actually has a surplus of spaces, even during peak periods. The spatial distribution of demand relative to supply serves to compound parking shortages in the Central Campus area. Between 9 a.m. and 4 p.m., it is exceedingly difficult to locate parking spaces on the Central Campus.

#### Future Conditions

It is assumed that the existing on-campus supply will be reduced by as many as 120 spaces by the year 1990 as a consequence of the following development projects:

- o Relocation of Sargent College and New High Energy Physics Laboratory
- o Cummington Street Mall

These projects are planned or proposed for sites currently occupied by parking spaces, and will reduce the existing parking supply. The first project will result in the loss of 82 spaces in the Central Campus area. This loss will be compensated by the addition of 36 spaces at Radio Shack and 60 spaces at the soon-to-be-purchased Texaco lot, both on Commonwealth Avenue.

The Cummington Street Mall project suggested by the B.R.A. some years ago will be actively pursued by the University in 1987. This project will result in a net loss of between 120 and 128 parking spaces.



The parking supply will increase in the West Campus area, as a result of the addition of 75 spaces at Ashford Street. Although this expansion of supply is outside the area of greatest need, it should free additional spaces in the Buick Street area and other scattered locations.

Therefore, it is projected that the net parking supply deficit will increase campus-wide by 35 to 43 spaces, to a total of roughly 390 spaces by 1990.

From 1990 to 1995 the University intends to undertake a number of projects which will reduce existing parking spaces and generate varying degrees of demand for new spaces. These projects have not yet been designed, so detailed programs, building square-footages and traffic generation is not yet certain. However, data are available on the number of spaces which would be eliminated once development occurs.

| <u>Project</u>                   | <u>Number of<br/>Lost Spaces</u> |
|----------------------------------|----------------------------------|
| Kenmore Square Conference Center | 183                              |
| University Road                  | 169                              |
| 645-665 Commonwealth Avenue      | <u>58</u>                        |
|                                  | 410                              |



In addition to these spaces it is anticipated that the new uses planned for the Conference Center and School for the Arts will generate additional visitor demand, which will need to be satisfied on site or at another off-street facility. Any demand for new spaces generated by projects at 645-665 Commonwealth Avenue and at University Road should be met, if feasible, by spaces constructed as part of the development.

#### Proposed Improvements

The longer-term parking program for the University should locate adequate structured parking at timely intervals along Commonwealth Avenue, reducing walking time to academic uses. These locations logically occur at Kenmore Square (the new Conference Center) the Boston University Bridge (University Road Site) and the Commonwealth Armory.

Commonwealth Armory - The proposed development plan for the Armory calls for two to three levels of parking below the uses planned, with an eventual total of between 1,250 and 1,875 spaces. This projected supply more than satisfies the total demand of between 800 to 960 spaces exclusive of new demand generation.

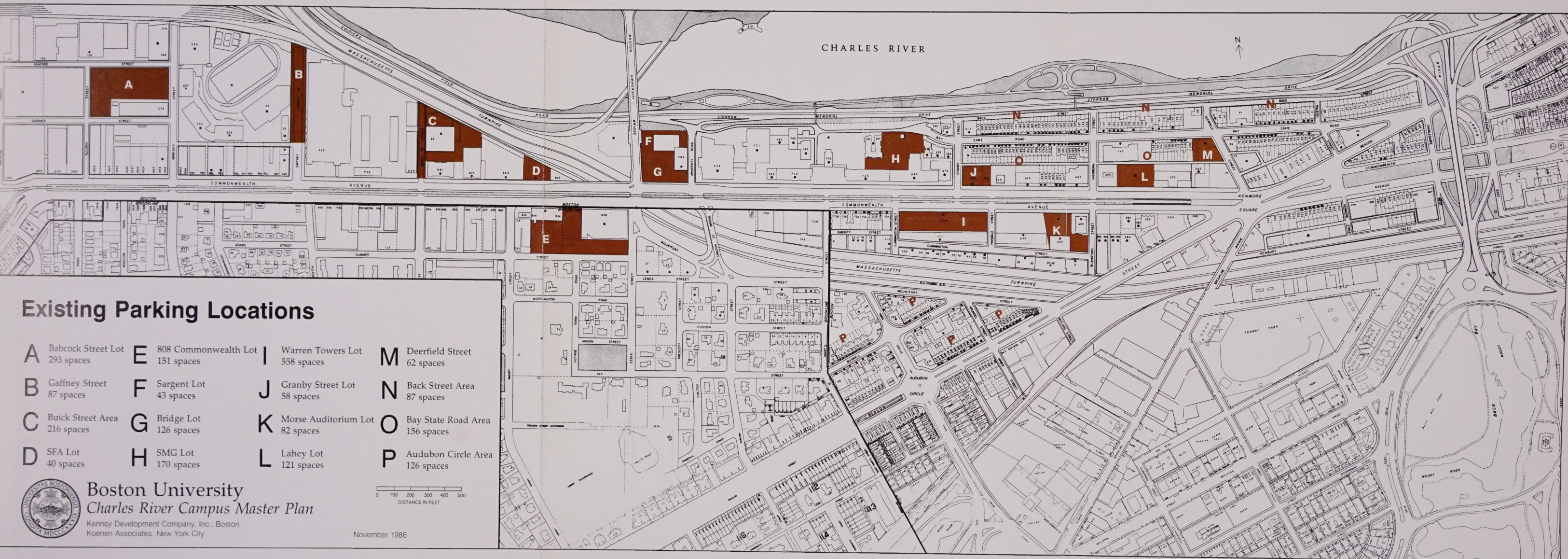
By 1990 parking demand of 390 spaces is expected to be met by construction of 390 structured spaces as part of the Armory Phases I and II. To encourage use, the University will need to implement an efficient shuttle bus system along with an attractive pricing program.\*

University Road and Conference Center - As these two sites are developed, parking should be built to satisfy the demand from the site as well as other University demand.

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\*The number of parking spaces to be constructed will be determined by the detailed analysis which is part of the Planned Development Area Process. Part of that analysis will determine the spaces demanded by special events. If 1,800 spaces are built, it will create an excess number of spaces, which will demand a management system to shift use to this area.



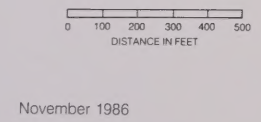


# Existing Parking Locations

- |                                           |                                             |                                            |                                            |
|-------------------------------------------|---------------------------------------------|--------------------------------------------|--------------------------------------------|
| <b>A</b> Babcock Street Lot<br>293 spaces | <b>E</b> 808 Commonwealth Lot<br>151 spaces | <b>I</b> Warren Towers Lot<br>558 spaces   | <b>M</b> Deerfield Street<br>62 spaces     |
| <b>B</b> Gaffney Street<br>87 spaces      | <b>F</b> Sargent Lot<br>43 spaces           | <b>J</b> Granby Street Lot<br>58 spaces    | <b>N</b> Back Street Area<br>87 spaces     |
| <b>C</b> Buick Street Area<br>216 spaces  | <b>G</b> Bridge Lot<br>126 spaces           | <b>K</b> Morse Auditorium Lot<br>82 spaces | <b>O</b> Bay State Road Area<br>156 spaces |
| <b>D</b> SFA Lot<br>40 spaces             | <b>H</b> SMG Lot<br>170 spaces              | <b>L</b> Lahey Lot<br>121 spaces           | <b>P</b> Audubon Circle Area<br>126 spaces |



**Boston University**  
*Charles River Campus Master Plan*  
Kenney Development Company, Inc., Boston  
Koenen Associates, New York City



November 1986



### Parks and Open Space

Compared with most college campuses, Boston University has a very small amount of open space. The University has maximized the open space around its buildings by breaking up the mass of concrete and asphalt with a series of mini-parks. These parks, located along Bay State Road and throughout the Campus, add grace to the area. Further, the University has instituted an aggressive campaign of tree planting by adding more than 600 trees campus-wide.

On a larger scale, a former parking lot in the center of campus was converted into the Warren Alpert Mall, a 46,000-square-foot park; and as part of this project a grassy embankment was constructed to screen the noise and sight of Storrow Drive. Also, behind the George Sherman Union is a 10,000-square-foot courtyard.

The University has sought to improve the nature of its Commonwealth Avenue spine. A 36,000-square-foot park was created in front of the College of Communication, and, in front of the Metcalf Center for Science and Engineering, a \$1.5 million plaza with numerous plantings and benches has been constructed.

The urban character of the campus and its environs and the attendant high property values, however, are a constraint upon the University's ability to create large amounts of open space.



Since there is no existing vacant land, open space is often created by changing the use of the land from higher economic ones. Along these lines the University anticipates creating usable and visual open space in three primary areas over the next decade: in Cummington Street, in the Parking lot behind the College of Liberal Arts near Storow Drive, and along Bay State Road.

Cummington Street - The Cummington Street Mall was endorsed by the B.R.A. during the design discussions concerning the Metcalf Science Center a few years ago. The plan had been approved by the City's Public Improvements Commission (P.I.C.), but an acceptable appraised value could not be agreed to. The University would like to reopen that process and proceed with this project.

College of Liberal Arts Lot (C.L.A.) - The parking lot located behind CLA and the academic buildings at 270 and 264 Bay State Road (extension) comprise a site which has been planned as open space as early as Cram's Master Plan of 1923. Preliminary design and programmatic ideas envision the continuation of the open space on the west.

Bay State Road - The University currently owns more than 85 percent of the properties between Sherborn Street and Granby Street along Bay State Road and 57 percent of the properties between Deerfield and Sherborn Streets. Over the past few years



the University has greatly improved the Bay State Road environment by utilizing an ambitious parking and ticketing program which has severely restricted parking during the daytime. The University wants to continually upgrade this street and would like to work with the City and the Bay State Road owners and residents to develop appropriate plans for the area. Some preliminary plans might call for limited access to portions of the road by utilizing appropriate urban design paving materials throughout. The section between Granby and Sherborn is most ready for specific solutions within the time-frame of this plan.

Morse Auditorium/Sargent-Physics Area - There are now nearly as many students, faculty and staff using the Science and Engineering Complex as those who use the classrooms and work areas on the northern side of Commonwealth Avenue. However, there is three times the amount of open space on the northern side. The University is studying ways to develop appropriate and usable open space for this area as part of its more detailed design work for the Sargent-Physics Building.



## Recreational

(See Chapter 8 - Armory Building Analysis)

# Proposed Development Program, 1986-1995

Student Housing  
(East Entry)

Student Housing  
(West)

Windows

Park/Recreation

Commercial

Parking



**Boston University**  
*Charles River Campus Master Plan*

Prepared by the Office of Planning and Development  
Boston University, Boston, MA

Approved by the Board of Trustees  
November 1985

Revised 1986







## Chapter 8. THE COMMONWEALTH ARMORY SITE

The development of the Armory site is the single most important element in the successful implementation of the Master Plan. Although the University will soon begin detailed Project Planning through the formalized process of a Planned Development Area (so called P.D.A.), a good deal of study has been done as part of the overall planning effort for the University.

Initial planning for the reuse of the Armory building and the land now occupied by the administration building, garages and surface parking indicates that the property can accommodate a variety of uses responding to the existing and emerging needs of the University. The most immediate needs of the University that are appropriate to this site are student housing, off-street parking and recreational facilities.

The University has been studying the Armory building to determine its ability to accommodate future needs. Because of the large spaces in the drill halls, the Armory is best suited for conversion to recreational uses. Current plans call for the indoor track area to be upgraded while adding indoor seating. Drill halls would be renovated to accommodate racquet games including racquetball, tennis and squash. An indoor swim facility would also be constructed. Interior office spaces can appropriately be converted to locker rooms, dance rooms and weight rooms. A portion of the northeast section of the building may need to be demolished to construct an exit road, which would be necessary to accommodate traffic from the site.



The overall land-use allocation plan for the remainder of the site envisions a mixture of housing, recreation, parking, commercial and academic uses. If practical, the first two or three levels above the grade of Buick Street, but below the grade of Commonwealth Avenue, will be built as parking for 1,200 to 1,800 cars. An area of approximately 2 1/2 acres at the corner of Commonwealth Avenue and Buick Street could accommodate a building for up to 800 bedspaces. This parcel, now covered with vehicle garages, could, under appropriate circumstances, be developed prior to the development of the full site. An area of approximately one acre adjacent to this site and located near the former administration building can accommodate another 400 bedspaces. An area behind this can accommodate another 400 bedspaces. If these sections of the site are not available when needed, the additional 800 bedspaces could be accommodated at the rear of the site between Phase I and the Massachusetts Turnpike. In keeping with the commercial nature of the street, it would be appropriate to have the first floor of these buildings as retail uses servicing the site.

Outdoor recreational facilities are best located at the rear of the site, adjacent to the Armory building.

The area between the Phase I housing area and the Massachusetts Turnpike could function as flexible housing to respond to market demand. The building could house market-rate tenants, faculty, staff, graduate or undergraduate students. This Phase will not proceed until 1,200 bedspaces are constructed and the additional 400 bedspaces are under way--unless the financing, engineering or construction requirements of developing the Armory necessitate that this phase be initiated during the development time frame of the initial undergraduate housing.



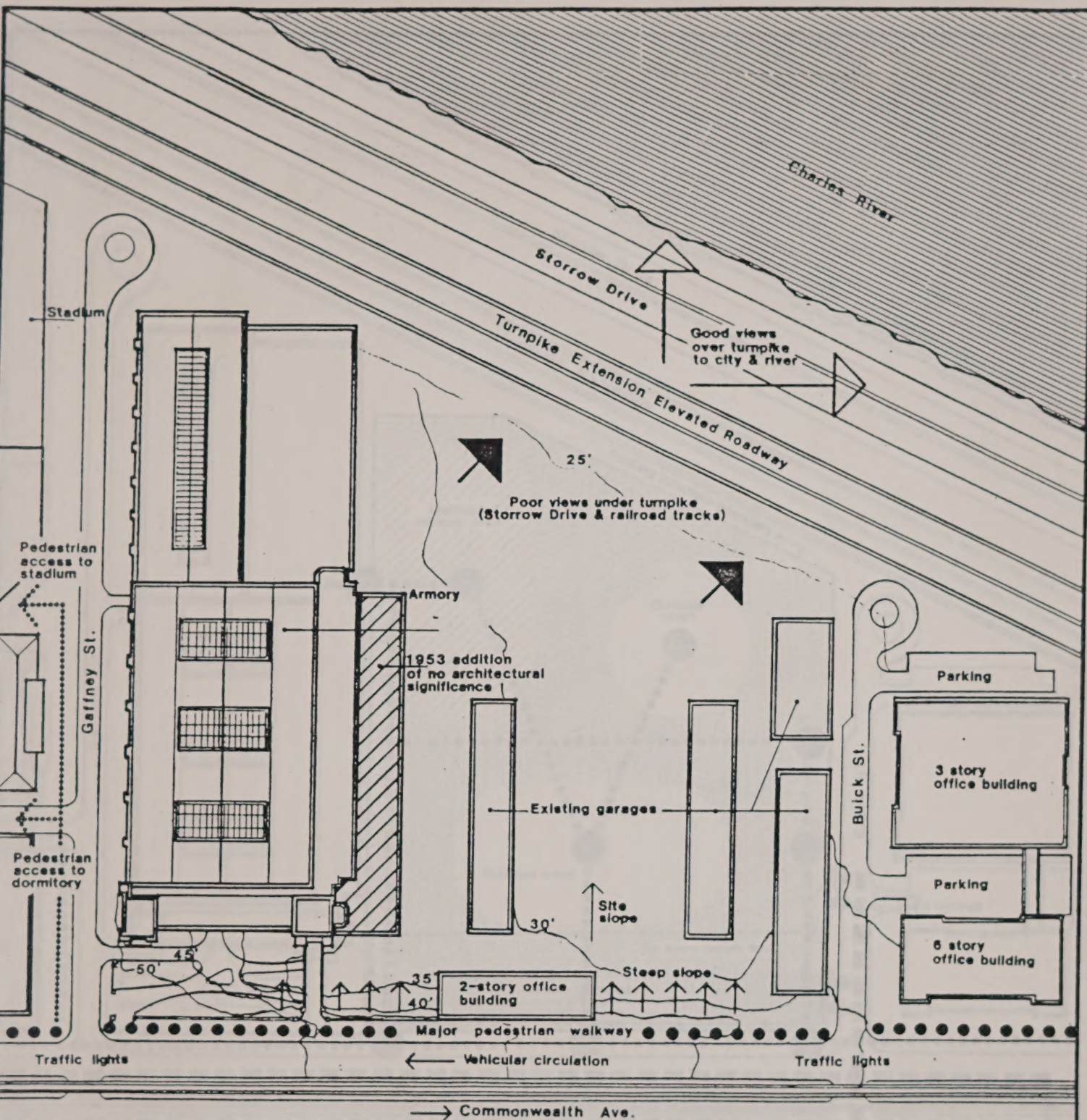
### Site Analysis

The 10.2-acre site has approximately 6 acres of potentially developable land east of the Armory. This area is currently occupied by garages, open parking and a small two-story office building. (See "Existing Site Conditions,") following. The site slopes down from Commonwealth Avenue toward the north. Ground elevation changes about 20 feet, allowing two levels of parking below the median elevation along Commonwealth Avenue. Pedestrians, primarily students, move along the north sidewalk of Commonwealth Avenue. Access to future development would be convenient from any point along this walk. Vehicular access for the site is most efficient from Buick Street. The street slope permits access to both levels of parking directly from the street. This will allow for a more efficient parking structure. Car and pedestrian access to the site can, therefore, be separated and can function efficiently.

New building heights along the north edge of Commonwealth Avenue should be compatible with the height of the adjacent six-story building across Buick Street. Taller building heights can be accommodated in the interior of the site, particularly along the Turnpike edge. Views from the site vary. At the present time, the view to the north is of the elevated Turnpike with railyards below. However, when the site is developed, views to and over the Charles River will be possible from buildings constructed over the parking deck.

The value of the 1953 Building Addition must be carefully evaluated. The land area it occupies can be used to increase the site's buildable area and thus provide more design flexibility.





AREA CALCULATIONS—  
Total site area = 10.2 ac.  
Open area = 6+ ac.

KENNEY DEVELOPMENT COMPANY

KOENEN ASSOCIATES  
ARCHITECTS & PLANNING CONSULTANTS

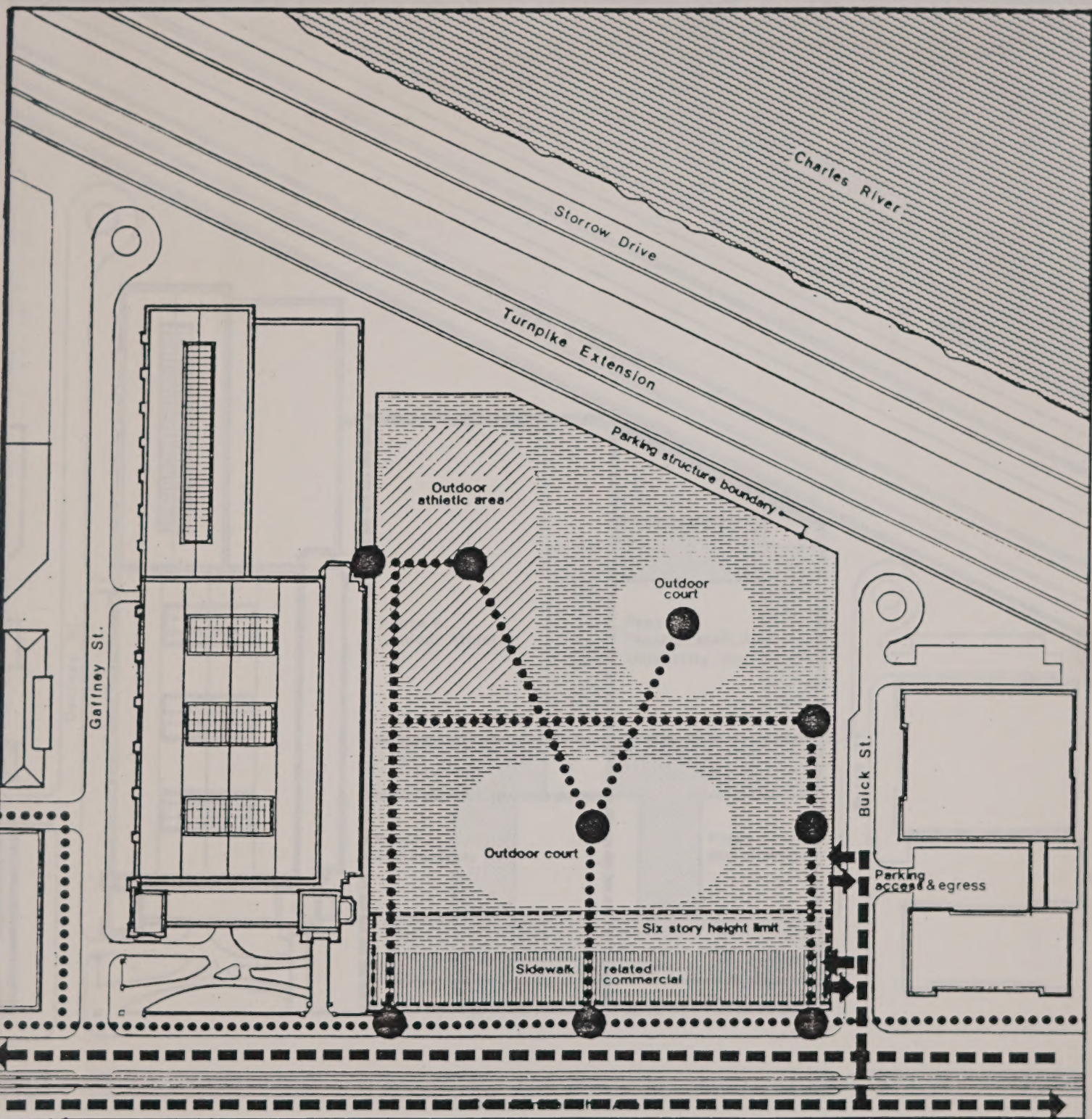
BOSTON UNIVERSITY  
CHARLES RIVER CAMPUS  
MASTERPLAN

EXISTING SITE CONDITIONS

-ARMORY SITE STUDY







# KEY

## CIRCULATION:

- • • Pedestrian
- Vehicular

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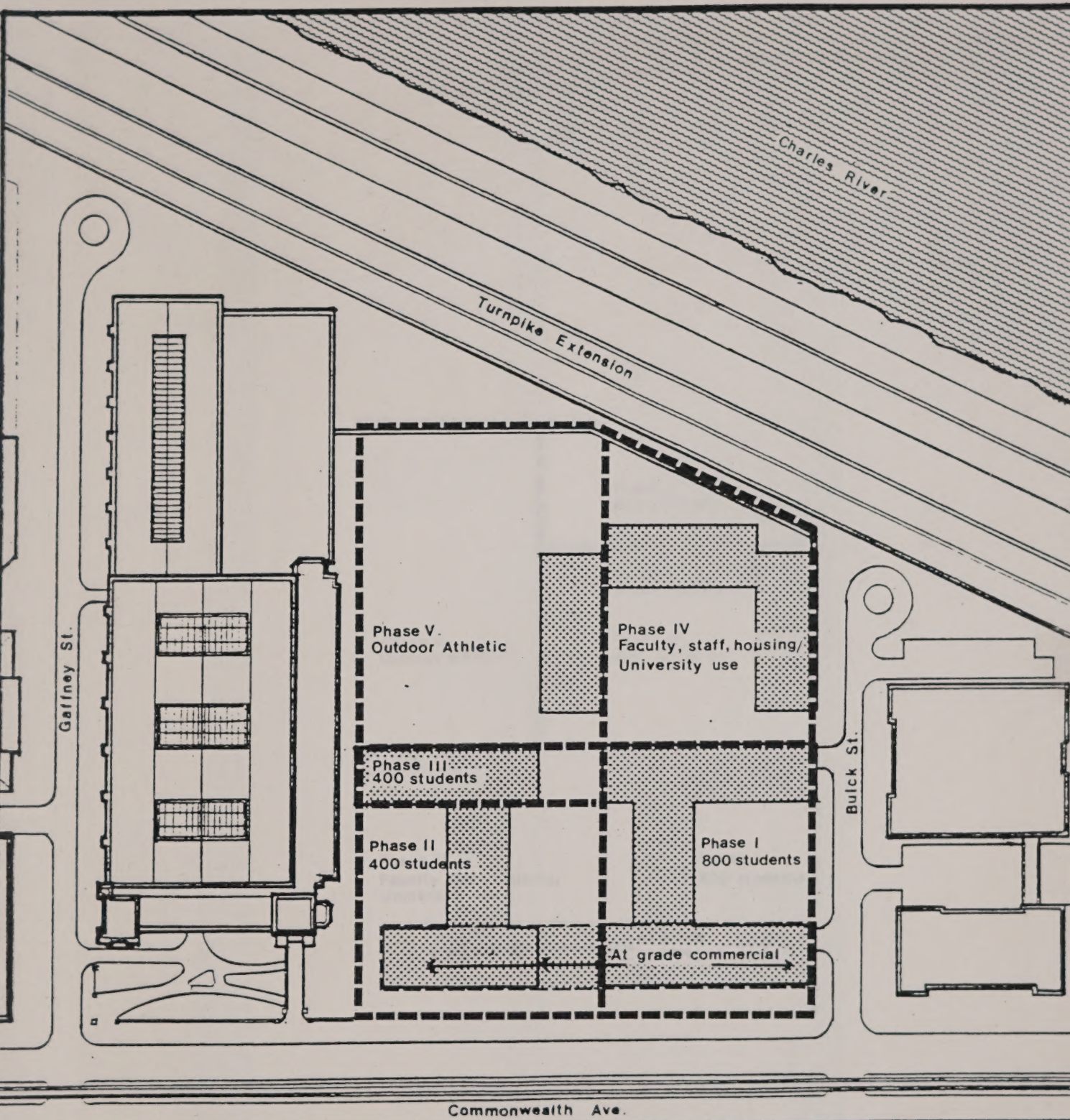
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## BOSTON UNIVERSITY CHARLES RIVER CAMPUS MASTERPLAN

PROPOSED DESIGN GUIDELINES/  
PLAN  
ARMORY SITE STUDY







KENNEY DEVELOPMENT COMPANY

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ARCHITECTS & PLANNING CONSULTANTS

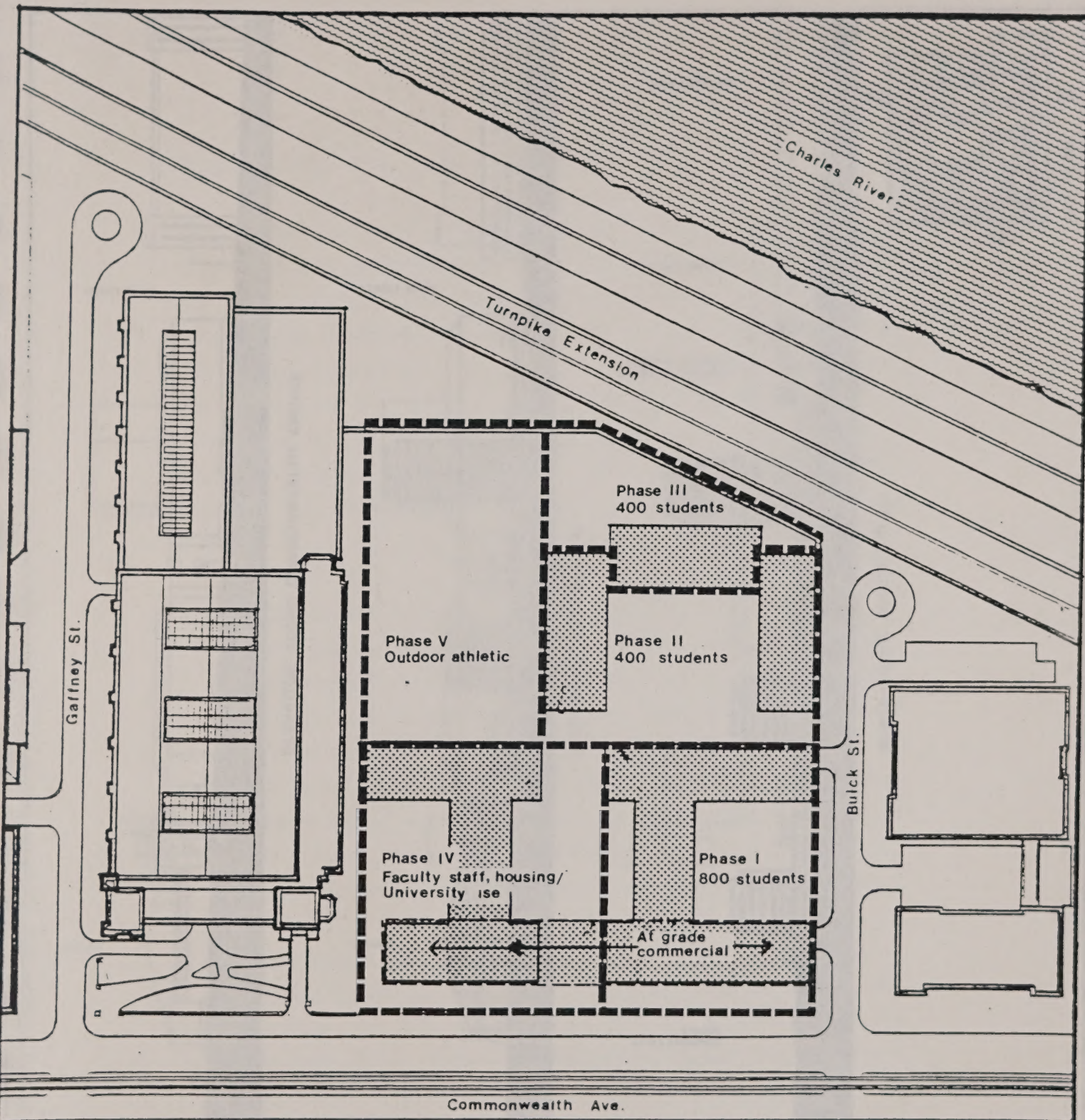
# BOSTON UNIVERSITY CHARLES RIVER CAMPUS MASTERPLAN

PHASING & LAND USE STUDY  
ALTERNATIVE - 1

ARMORY SITE STUDY







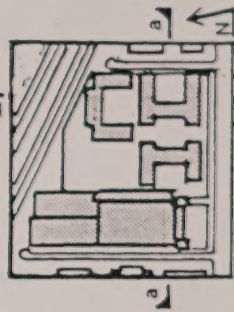
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# BOSTON UNIVERSITY CHARLES RIVER CAMPUS MASTERPLAN

PHASING AND LAND USE STUDY  
 ALTERNATIVE 2  
 ARMORY SITE STUDY







NORTH-SOUTH SECTION (b-b)

CHARLES RIVER  
STORM DRAIN  
TUNNAGE EXTENSION  
ELEVATED ROADWAY

EAST-WEST SECTION (a-a)

COMMONWEALTH AVENUE

ELEV 45  
PARKING ELEV 30

PEDESTRIAN



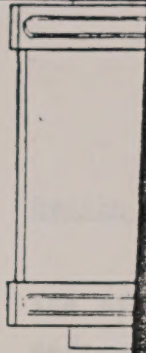
BUNCH STREET

ARMORY

GAPNEY STREET

PEDESTRIAN

ELEVATION ALONG COMMONWEALTH AVENUE



BUNCH STREET

ARMORY

GAPNEY STREET

KENNEY DEVELOPMENT COMPANY  
KOENEN ASSOCIATES  
ARCHITECTS & PLANNING CONSULTANTS

BOSTON UNIVERSITY  
CHARLES RIVER CAMPUS  
MASTERPLAN

PROPOSED DESIGN GUIDELINES  
SITE SECTIONS  
ARMORY BUILDING



## Design Opportunities

The site has adequate size and configuration to create its own defined outdoor environment. It is large enough to store more than 1,200 cars in a two-level parking structure which would not be seen from Commonwealth Avenue. It is also large enough to have phased development which satisfies program requirements; each phase can be designed as a coherent environment. The following guidelines are proposed to serve as a basis for more definitive design development. Plan and Section Diagrams indicate the opportunities offered by the site's physical character.

### 1. Open Space Organization and Coverage

The size of the site permits the placement of buildings in forms which create a series of well proportioned, defined outdoor spaces. These spaces could be linked by exterior corridors or arcades through the ground floor of the buildings. A residential scaled campus environment can be created. The student residential buildings could be a combination of efficient walk-ups and structures with elevators to create these outdoor spaces.

### 2. Building Height

Along Commonwealth Avenue building heights should not exceed the six-story height of the adjacent building across Buick Street. Taller buildings can be sited toward the rear and would not alter the scale of the avenue.



### 3. Building Area and Density

The requirements for each phase of student residential construction vary in programmed building area. The individual phasing parcels are approximately the same size based on assumptions of site availability. Density might therefore vary in individual phases. However, overall preferred density should be defined based on program area and functional requirements, (present and future) on open space scale and on height.

### 4. Access and Circulation

Several pedestrian entrances from Commonwealth Avenue should be planned to encourage the use of the outdoor spaces and athletic facilities. Vehicular traffic should be kept separate by locating parking entrances on Buick Street.

### 5. Phasing and Use Distribution

This is a large and costly project, which will be erected in phases over an extended period of time. Each phase must function as a complete design. It makes most sense to locate Phase I at the corner of Commonwealth Avenue and Buick Street, where it is linked to existing development and circulation systems. As the diagrams indicate, the next phase could extend either north or west, depending on availability of land. The concept of linked outdoor spaces can be implemented in either direction. Location of student residential use will be related to availability of land. Street-level pedestrian-related commercial use would be extended along Commonwealth Avenue as the phasing sequence evolves. Each phase has enough site area to allow for a parking system which operates efficiently.

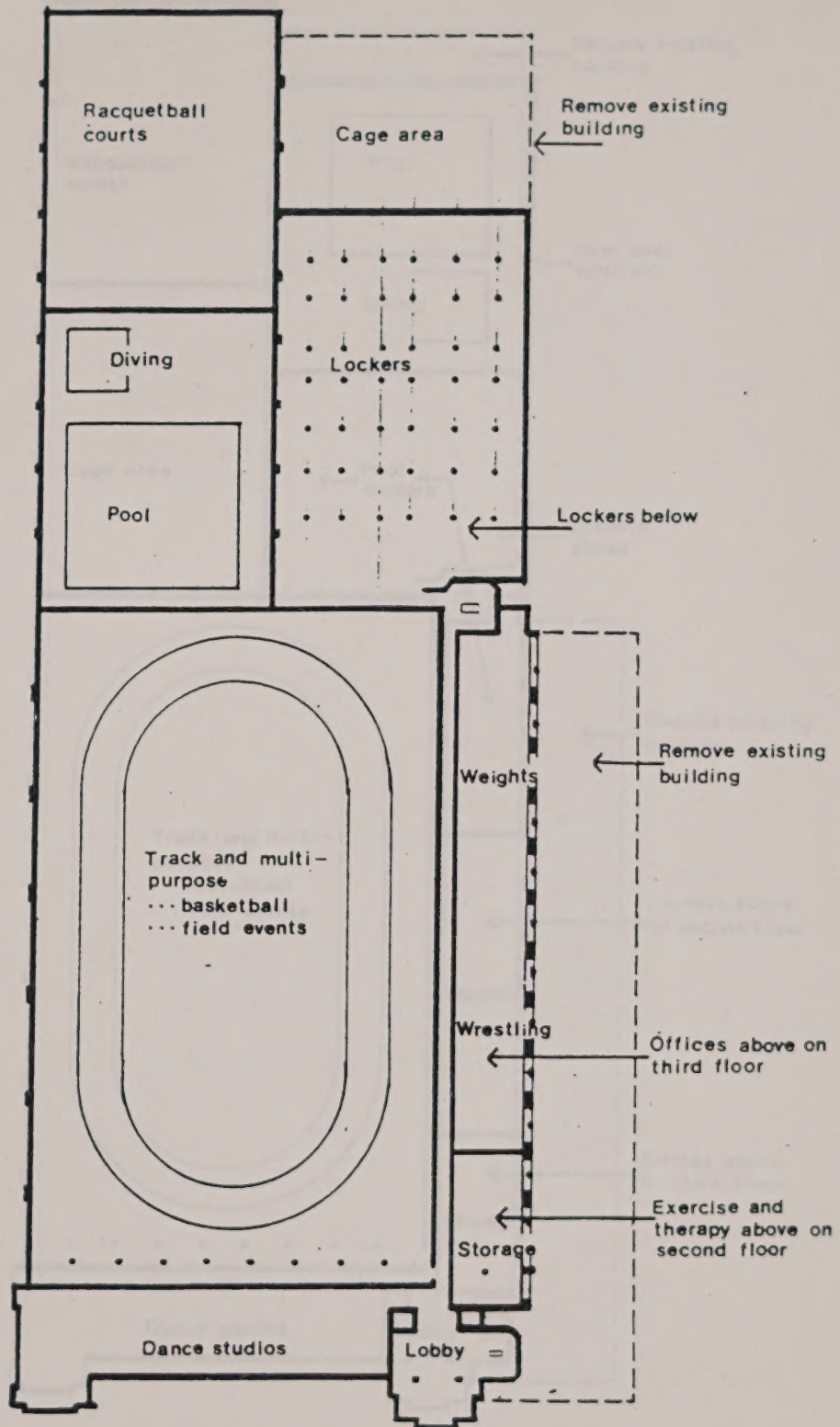


## Building Analysis

The Commonwealth Armory Renovation Study prepared in 1981 was reviewed to understand structural, mechanical and code compliance conditions. It also provided floor area and column bay systems for each part of the Armory, a building constructed in phases over the past seventy years. In general, the building requires new mechanical, electrical, plumbing and fire protection systems. New windows and roofing were also proposed by the 1981 Report. The upgrading of space would meet all applicable fire, energy and building codes. In particular, the 1953 addition, which contains approximately 64,000 square feet, has a number of fire code violations and building settlement conditions. Its column bay system is 20 x 25 feet and ceiling heights are office height, limiting its range of uses.

The total net area is 300,100 square feet. The building has eight floor levels. However, the two lowest levels, sub-basement and basement, are useful primarily for mechanical and maintenance requirements. The top three floors are in the tower and have only 2,000 square feet per floor. Most of the usable floor area is on the ground, first and second levels. These floors have two basic types of space; large, high arena-type space and office-type with low ceilings. Drill Hall Number 1 has 52,500 square feet of high, column-free space. Drill Hall Number 2 has 25,800 square feet of high, column-free space. These spaces are easily adaptable to athletic activities like track, swimming and court games. The remainder of the building has spaces with floor-to-floor heights varying from 11'-0" to 13'-6" and column bay spacing varying from 15 x 22 feet to 40 x 20 feet. This totals approximately 220,000 square feet and is most suitable to athletic activities like dance, aerobics, weights and wrestling. Locker rooms, classroom/conference and office support functions are also suitable uses.





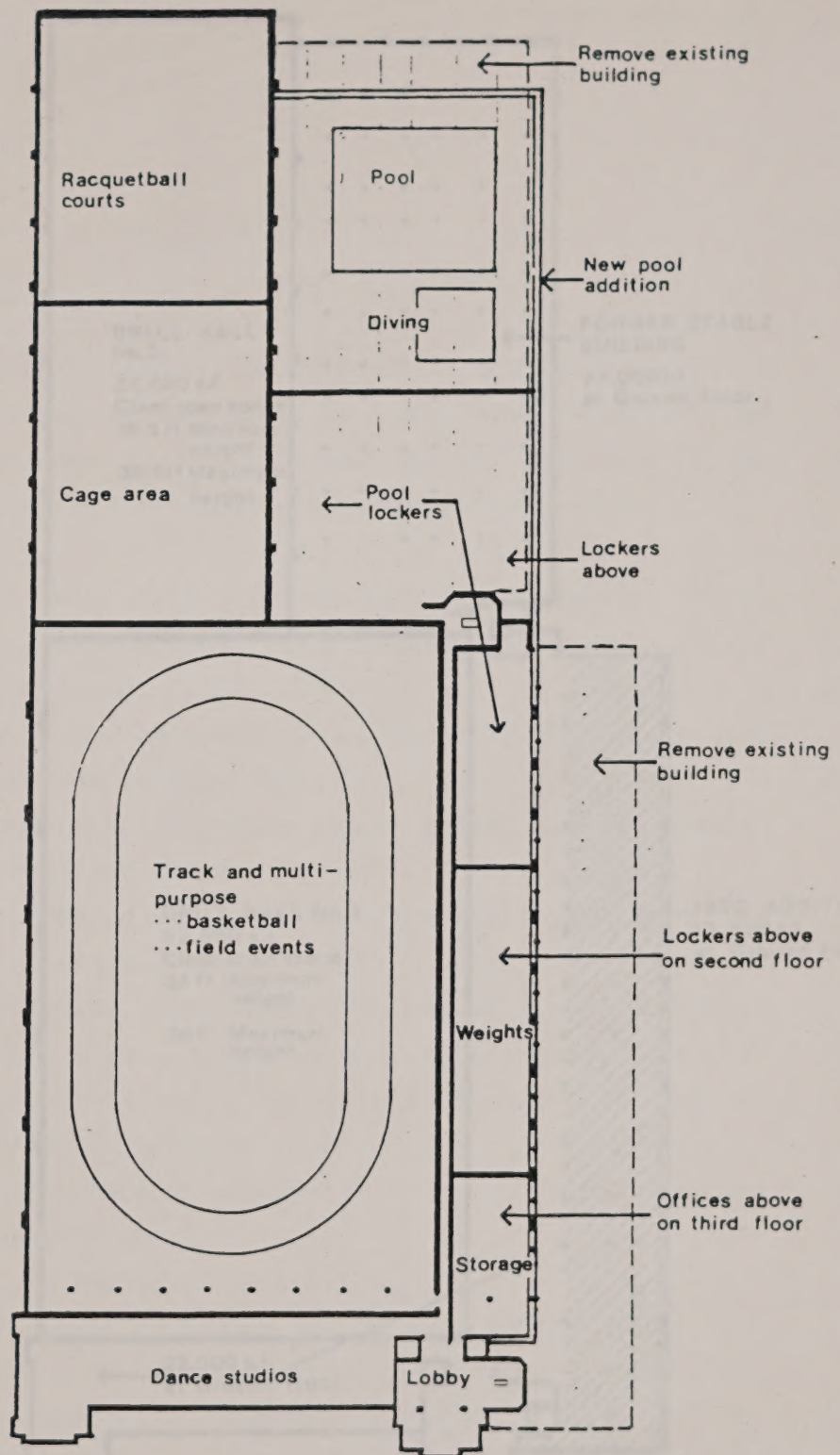
KENNEY DEVELOPMENT COMPANY  
 KOENEN ASSOCIATES  
 ARCHITECTS & PLANNING CONSULTANTS

BOSTON UNIVERSITY  
 CHARLES RIVER CAMPUS  
 MASTERPLAN

REUSE STUDY/ GROUND FLOOR  
 ALTERNATIVE -1  
 ARMORY BUILDING







KENNEY DEVELOPMENT COMPANY

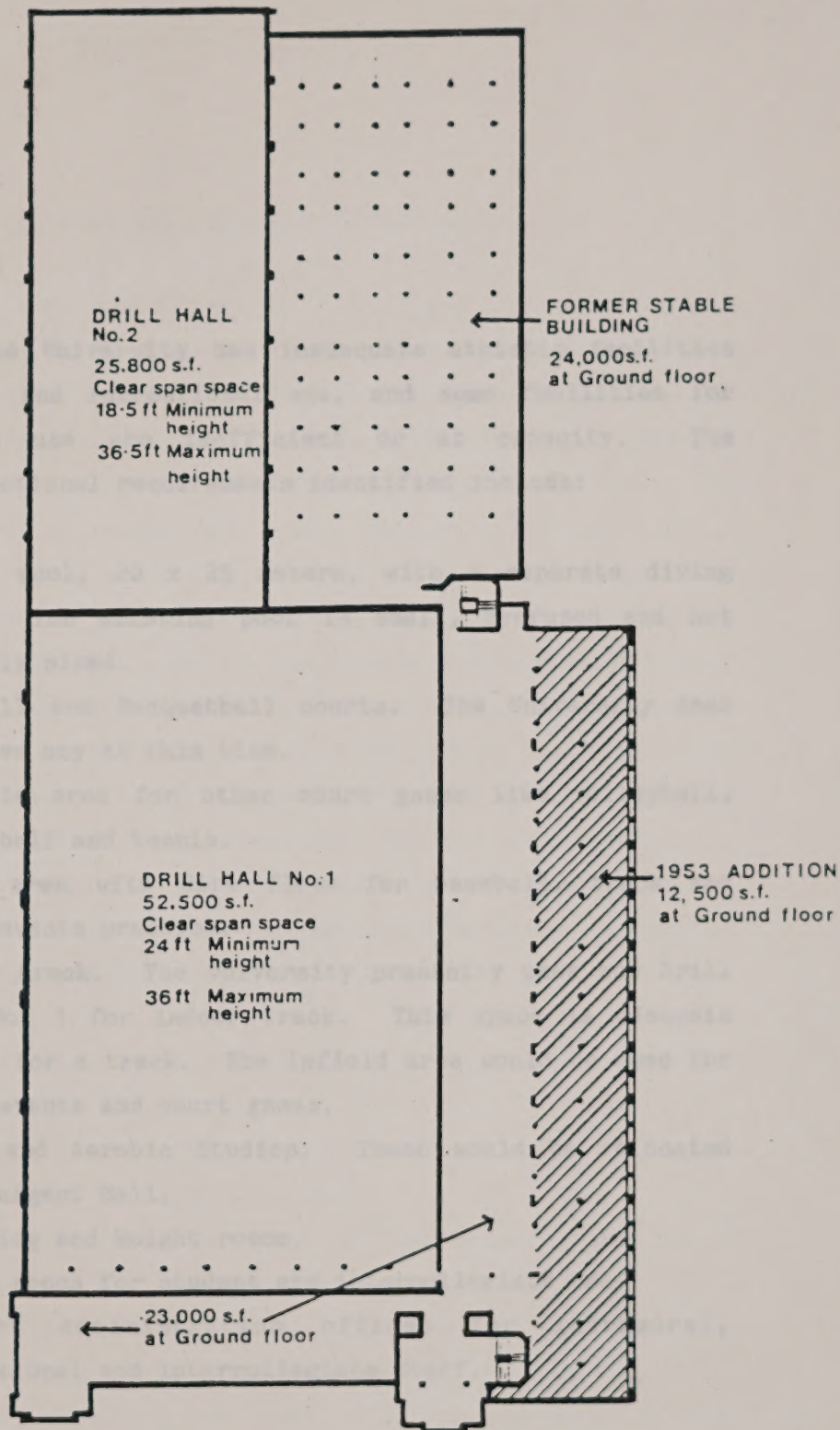
KOENEN ASSOCIATES  
ARCHITECTS & PLANNING CONSULTANTS

BOSTON UNIVERSITY  
CHARLES RIVER CAMPUS  
MASTERPLAN

REUSE STUDY/ GROUND FLOOR  
- ALTERNATIVE -2  
ARMORY BUILDING







KENNEY DEVELOPMENT COMPANY

KOENEN ASSOCIATES  
ARCHITECTS & PLANNING CONSULTANTS

BOSTON UNIVERSITY  
CHARLES RIVER CAMPUS  
MASTERPLAN

EXISTING CONDITIONS  
GROUND FLOOR PLAN  
ARMORY BUILDING





### Program Outline

At present, the University has inadequate athletic facilities for intramural and recreational use, and some facilities for intercollegiate use are inefficient or at capacity. The significant functional requirements identified include:

- A new pool, 20 x 25 meters, with a separate diving pool. The existing pool is small, overused and not properly sized.
- Handball and Racquetball courts. The University does not have any at this time.
- Flexible area for other court games like volleyball, basketball and tennis.
- Caged area with dirt floor for baseball, track and field events practice.
- Indoor track. The University presently uses the Drill Hall No. 1 for indoor track. This space is adequate inside for a track. The infield area would be used for field events and court games.
- Dance and Aerobic Studios. These would be relocated from Sargent Hall.
- Wrestling and Weight rooms.
- Locker rooms for student and intercollegiate use.
- Support Administration offices for intramural, recreational and intercollegiate staff.



## Distribution of Program and Preliminary Recommendations

Plan layouts to test the Armory Building floor configuration and special qualities were prepared based on the University's program outline. The two Drill Halls, which total 78,300 square feet, are easily filled with the athletic activities needing large high spaces. More of this type of space would be desirable. There is much more space available for low-ceiling functions (lockers, aerobics, offices, etc.) than has been generated by the program. The building has 300,100 square feet of available floor area, and at this point 220,000 square feet of needed area has been identified. Considering this situation with the physical condition and adaptability of the 1953 Building Addition, it might be most efficient to demolish the Addition. Valuable land area for other uses would be reclaimed. The remaining building would have improved interior space configuration because of the reduced dimension to outside walls from the interior corridor.

This preliminary study identifies a number of issues for further analysis:

- Updated costs for renovation of the building, particularly for athletic uses.
- Cost of renovation vs cost of new construction for a special facility like the pool.
- More definitive programing, particularly for possible uses which fit into office-type space.
- The 1953 Building Addition; if it is renovated vs the value of the Armory and land if it is demolished.
- The former Stable Building's value; if it remains and is renovated vs demolition and new construction in its place.



## Chapter 9. DEVELOPMENT SCHEDULE

In the near term the University intends to focus its attention on the construction of housing and parking facilities along with the Sargent College/Physics Building and the open space in the surrounding area and along Cummington Street. From 1990 to 1995 the Development Schedule focuses on construction of the student housing necessary to satisfy demand if the "goal" projection or a projection between the "most likely" and "goal" projections is expected.

This schedule also calls for completing parking and recreation facilities at the Armory and focusing on academic and administrative uses at various sites. The majority of the academic and open-space projects would not commence until the housing development program has begun.

Financing for all projects comes from a variety of sources and includes operating funds, borrowing and in some instances government financing.



1986 1987 1988 1989 1990 1991 1992 1993 1994 1995  
 JUL-DEC JAN-JUN JUL-DEC JAN-JUN JUL-DEC JAN-JUN JUL-DEC JAN-JUN JUL-DEC JAN-JUN JUL-DEC

## HOUSING

## SITE ADDRESS BED SPACES

D 1019 COMM. AVE 270 1 / FIN DES / CONST 0

RICH HALL 50  
 FIN DES / CONST 0

F ARMORY - PH I 800  
 ACQ / PRE DES / 1 / FIN DES / CONST 0

L 710-712 COMM. AVE. 50  
 ACQ / 1 / CONST 0

F ARMORY - PH II 400  
 PRE DES / 1 V / FIN DES / CONST

F ARMORY - PH III 400  
 PRE DES / 1 / FIN DES / CONST / 0

C 300 BARCLOCK 375  
 PRE DES / 1 / FIN DES / CONST / 0

H BRIDGE SITE  
 704 COMM. AVE 100  
 1 / DES / CONST.

TOTAL 2446

## PARKING

F ARMORY (450)  
 ACQ / PRE DES / 1 / FIN DES / CONST

F ARMORY (350)  
 PRE DES / 1 / FIN DES / CONST

F ARMORY (825)  
 PRE DES / 1 / FIN DES / CONST

## PARKS, MALLS &amp; RECREATION

CUMMINGTON STREET  
 CLA LOT/STORROW DRIVE  
 CITY APP / FIN DES / CONST.

## EMBARKMENT

BAY STATE ROAD  
 F ARMORY - INTERIOR  
 PRE DES 1 CONST.

F ARMORY - OUTSIDE  
 PRE DES / 1 / CONST.

## ACADEMIC

0 SARGENT COLLEGE/PHYSICS  
 1 / CONST.

0 SCHOOL OF MANAGEMENT & CONFERENCE CENTER  
 ACQ / PRE DES / 1 / FIN DES / CONST

6 SCHOOL FOR ARTS  
 PRE DES / 1 / FIN DES / CONST.

1 UNIVERSITY ROAD  
 PRE DES / 1 / FIN DES / CONST.

H 645 COMM. AVE.  
 PRE DES / 1 / FIN DES / CONST.

KEY: ACQ = Acquisition

PRE-DES = Preliminary Design

0 = Occupancy

1 = Zoning

V = Vacate

CONST. = Construction

CITY APP = City Approval

FIN-DES. = Final Design



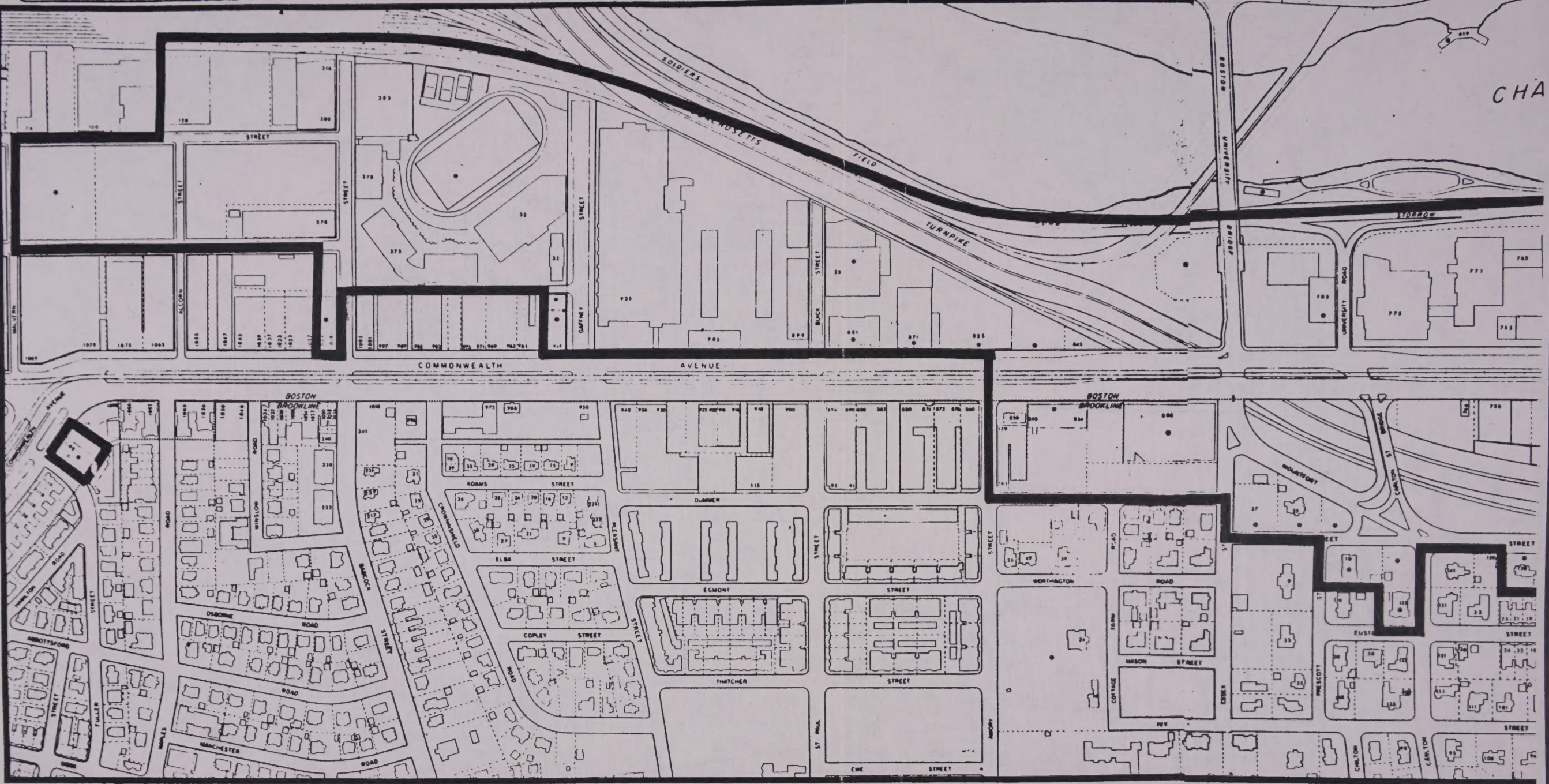


Exhibit D-1 pg 1



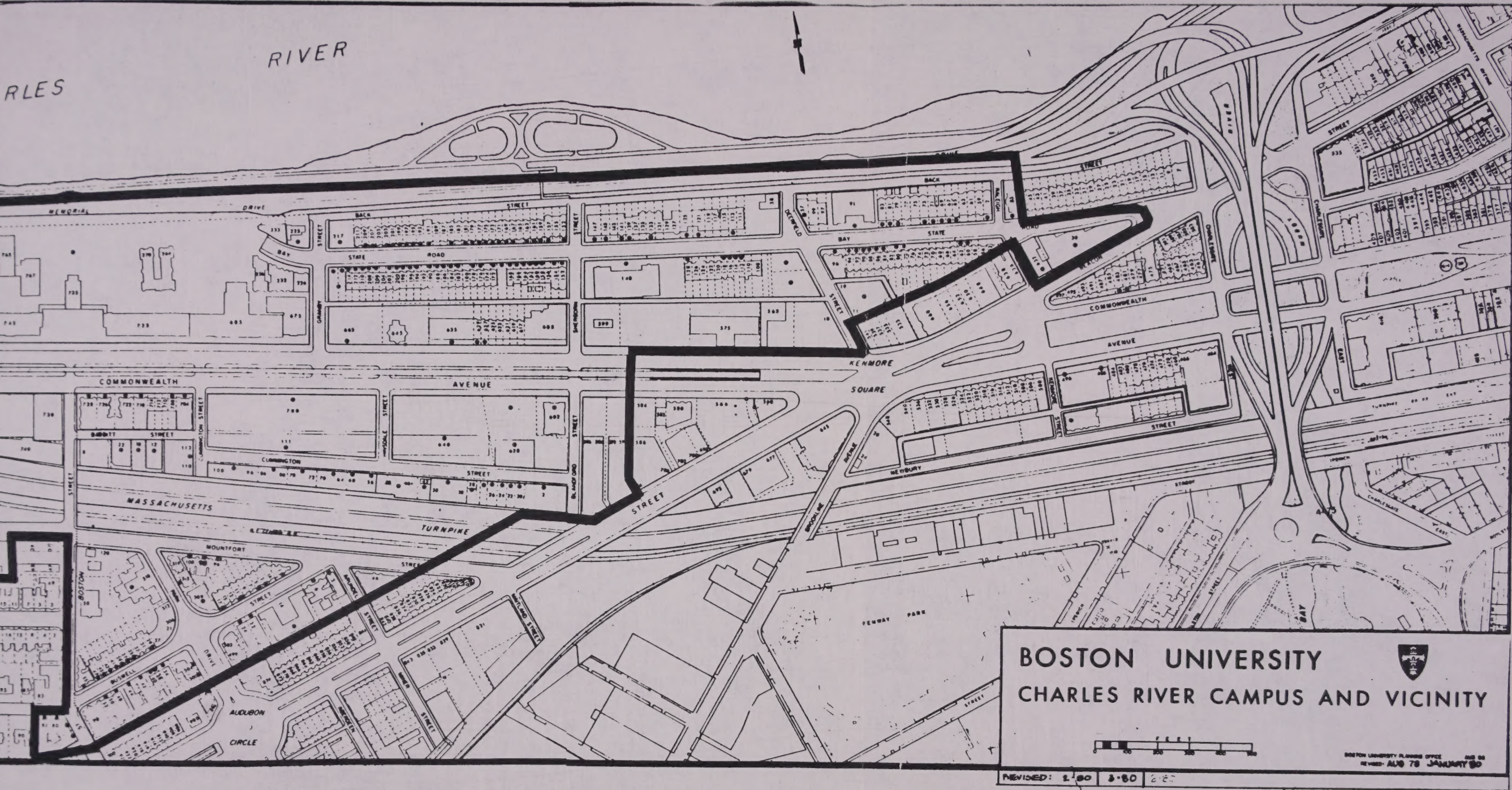


Exhibit D-1 pg 2



## APPENDIX A

### **Boston Benefits: The City and the University**



From its chartering in 1869 as "Boston's university," the University has both benefited by and contributed to the successes of the City. By locating in Boston, the University shares in the City's international reputation, attracting students and faculty drawn by its cultural and academic excellence. Boston University receives much from the City and offers much in return, including an unparalleled program of scholarships to City residents and City employees, valued in excess of \$2.5 million per year; tax payments (including payments on property which is by law exempt from taxes); volunteer work by students, faculty and staff; and academic and athletic representation world-wide. Boston University is the City's second-largest private employer and a major landlord and investor. It realizes the responsibilities this stature demands.

Boston University has helped revitalize the physical structure of the City. The University's century-long movement through the downtown area was a process through which decaying buildings were reclaimed. Along the Charles River the policy of adaptive reuse has kept the town houses of Bay State Road, the auto showrooms of Commonwealth Avenue, and the rooming houses of Audubon Circle from deterioration and abandonment. Boston University has also been the major catalyst for the renovation and upgrading of Kenmore Square. In the South End, the Boston University School of Medicine is a strong anchor in a neighborhood of change. In its policy of adaptive reuse, the University has restored many of the City's architectural treasures. The University remains committed to this policy.



To complement these physical improvements, the University provides a number of maintenance services to the City which supplement and in some cases replace the duties of the City's Public Works Department. These services benefit many of the University's neighbors. The University's Physical Plant Department cleans along the City-owned streets on campus and along MBTA rights of way, maintains City-owned landscaping and the trees located on streets which line the University, plows snow from all streets and sidewalks in the vicinity, and removes its own trash on a daily basis. The value of these services in the past year was \$414,000. The most important of the neighborhood service is security. The University's police department has been upgraded to a professional fifty-member force with twenty-four-hour, year-round service. By increasing its presence, the University police department is responsible for a 14 percent drop in crime in the campus area over the past five years (crime in the City fell only 9 percent during the same period). In the Audubon Circle area, crime in the first ten months of 1983 was reduced by 21 percent. The value of this service, which supplements the services of the Boston Police Department, was \$1,498,000 for 1986 and is budgeted at \$1,621,000 for 1987.

Boston University also provides a wide range of economic benefits. As the second-largest private employer in Boston, the University employs 12,700 people in all levels of blue- and-white-collar work. At both the Medical Center and the Charles River Campus, there is an emphasis on hiring local residents. The University's gross payroll generates \$150 million into the local economy. It is estimated that the University, including students, employees and visitors, contributes over \$200 million spent annually in the City. Besides providing skilled alumni to the City's neighborhoods and work force, the University also



assists in a number of employment retraining projects for such area businesses as General Electric and Digital Equipment Corporation.

The University is a substantial taxpayer. Through 1986, the University has paid to the City of Boston \$1,288,000 in lieu of tax payments for property which is by law tax-exempt. The City has also received \$4,529,600 in taxes for all property purchased since 1980. The value of tax payments estimated through 1987 is \$5,638,000.

An even larger contribution in lieu of taxes is direct financial aid to Boston-area students. Each year Boston University's Boston Scholars Program offers three full four-year scholarships to graduates of each of Boston's high schools and to seven students from neighboring Brighton High School. The value of these 232 scholarships exceeds \$2.3 million annually. Since 1980, a total of \$9,138,963 in scholarships has been awarded under the Boston Scholars Program.

The University has also established four-year scholarships for the children of Boston and Brookline firefighters who have died in the line of duty, in recognition of the service and sacrifice made by firefighters to the City and to Boston University. To date the value of these scholarships is \$143,000.

Under a program to provide opportunities for City employees, scholarships valued at \$432,000 have been awarded to help upgrade middle-management positions in City government.



Other Boston University scholarship programs have been established: for neighborhood children attending Boston Archdiocesan high schools (valued at \$142,000); for graduates of Roxbury Community College (valued at \$81,000); and for local high school teachers (valued at \$35,000).

Boston University has been involved in seeking to improve public secondary education in the City. Many members of the Boston University faculty and hundreds of graduate and undergraduate students have contributed their time to helping Boston schoolchildren in reading, special education, mathematics, the arts, computer science and counseling. In addition, members of the University administration have provided hundreds of hours of volunteer work to help improve the budgetary and financial management of the Boston Public Schools.

Among the wide range of programs offered for the benefit of the community are the legal aid program of the Boston University School of Law, providing representation in civil cases to approximately 300 indigent clients from the Greater Boston area each year; and a model program in Allston and Brighton to combat illiteracy among adults of sixteen years and older who are no longer in school but lack adequate basic skills for employment. More than 175 adults have benefited from the program since its inception.

In organized programs alone, at least 2,000 Boston University students each year participate in helping the City and its neighborhoods. They serve as interns in many City and community social service agencies and organizations. They work with the handicapped, with schoolchildren and with the elderly, and they



organize street and neighborhood cleanups. They walk the neighborhoods of Bay State Road and Audubon Circle in the evening hours as escorts for both University and non-University people in the area. Since the program began five years ago, escorts have provided services on 48,000 occasions and, acting as lookouts for security breaches, have secured 4,467 doors and windows, notifying University Police and residence hall directors.

In each of the University's professional schools graduate students gain experience from volunteerism. The School of Education places many student teachers in Boston public schools. The School of Social Work places students in 190 different area agencies to help organize community activities.

These agencies range from mental health centers to family service organizations and include programs for the training of Indo-Chinese refugees, serving Boston school students' health needs and training managers for Boston Housing Authority facilities.

As a major teaching facility, the Boston University Medical Center provides the City with the full range of health services. In 1972 the School of Medicine took full responsibility for medical services at the Boston City Hospital, the care facility for many of the City's indigent. The School additionally budgets over \$1 million for B.C.H. services annually. Through this relationship, the School of Medicine developed a nationally respected primary care program. In a number of neighborhood health centers, graduate students and faculty minister to problems in infant care, drug abuse and teenage pregnancy.



The University also has a myriad of programs directed to the City's older residents. Begun in 1980, Evergreen is a year-round series of lectures and recreational and cultural events made available for a nominal fee of \$10 to elderly residents of Greater Boston. Over 2,000 persons have taken part in this program. For the same fee, elderly residents are able to participate in noncredit course work at the University. Last year the University Hospital's Home Medical Service visited and cared for 850 patients in the Back Bay, Dorchester, Fenway, Roxbury, South Boston, and the South End. A large number of these patients are eighty years of age or older. This service provides a critically important alternative to institutional care for these citizens. Finally, the University was also instrumental in the creation of housing for the elderly in Kenmore Square.

Boston University offers many recreational activities for the City's youth. The University opens its athletic facilities to high school track, high school and community basketball, elementary school physical education, and youth hockey programs. The University also runs a network of recreational services for the physically and mentally handicapped, including the hosting of many Special Olympics events.

Finally, Boston University contributes to the City through the quality and diversity of its cultural offerings. Still in its early years, the Huntington Theatre has begun to gain a national reputation for its outstanding professional presentations of classical and contemporary drama. The Theatre provides special matinees to schoolchildren, reduced rates for elderly citizens, and a speaker's bureau for area organizations. The University offers more than 350 concerts and recitals free to the public



each year. It is also a cosponsor of the Greater Boston Youth Symphony Orchestras. Now in its twenty-sixth year, this organization of twelve-to-eighteen-year-olds from the area receives musical instruction from University professors and uses school facilities. And the Boston University Art Gallery is free to the public and often features Boston artists.

Boston University is inseparable from the City. It benefits from and contributes to the City from which it takes its name.



# APPENDIX - B

## Enrollment Projections by School



BOSTON UNIVERSITY ENROLLMENT  
FULL-TIME EQUIVALENT STUDENTS  
ACTUAL HISTORICAL AND MOST LIKELY PROJECTIONS

|                                                     | ACTUAL<br>FALL 1971 | ACTUAL<br>FALL 1976 | ACTUAL<br>FALL 1980 | ACTUAL<br>FALL 1985 | ACTUAL<br>FALL 1986 | PROJECTED<br>FALL 1987 | PROJECTED<br>FALL 1988 | PROJECTED<br>FALL 1989 | PROJECTED<br>FALL 1990 | PROJECTED<br>FALL 1995 |
|-----------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| <b>BASIC STUDIES</b>                                |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 964                 | 907                 | 1,330               | 1,463               | 1,649               | 1,487                  | 1,500                  | 1,498                  | 1,498                  | 1,350                  |
| Graduate                                            | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Non-degree                                          | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Total                                               | 964                 | 907                 | 1,330               | 1,463               | 1,649               | 1,487                  | 1,500                  | 1,498                  | 1,498                  | 1,350                  |
| <b>LIBERAL ARTS</b>                                 |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 6,124               | 4,203               | 4,592               | 4,690               | 4,700               | 4,713                  | 4,750                  | 4,730                  | 4,680                  | 4,300                  |
| Graduate                                            | 538                 | 577                 | 565                 | 615                 | 645                 | 644                    | 637                    | 625                    | 613                    | 610                    |
| Non-degree                                          | 40                  | 84                  | 101                 | 95                  | 84                  | 96                     | 96                     | 93                     | 90                     | 60                     |
| Total                                               | 6,702               | 4,864               | 5,258               | 5,400               | 5,429               | 5,453                  | 5,483                  | 5,448                  | 5,383                  | 4,970                  |
| <b>COMMUNICATION</b>                                |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 705                 | 1,175               | 1,314               | 1,406               | 1,508               | 1,448                  | 1,468                  | 1,460                  | 1,430                  | 1,225                  |
| Graduate                                            | 216                 | 289                 | 330                 | 250                 | 224                 | 221                    | 220                    | 215                    | 215                    | 215                    |
| Non-degree                                          | 0                   | 11                  | 14                  | 10                  | 17                  | 11                     | 11                     | 10                     | 10                     | 5                      |
| Total                                               | 921                 | 1,475               | 1,658               | 1,666               | 1,749               | 1,680                  | 1,699                  | 1,685                  | 1,655                  | 1,445                  |
| <b>ENGINEERING</b>                                  |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 196                 | 493                 | 1,281               | 1,939               | 1,830               | 1,844                  | 1,820                  | 1,800                  | 1,725                  | 1,450                  |
| Graduate                                            | 15                  | 18                  | 67                  | 190                 | 235                 | 224                    | 230                    | 235                    | 240                    | 255                    |
| Non-degree                                          | 4                   | 1                   | 25                  | 44                  | 82                  | 42                     | 42                     | 42                     | 40                     | 40                     |
| Total                                               | 215                 | 512                 | 1,373               | 2,173               | 2,147               | 2,110                  | 2,092                  | 2,077                  | 2,005                  | 1,745                  |
| <b>LAW</b>                                          |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Graduate                                            | 1,102               | 1,146               | 1,251               | 1,442               | 1,415               | 1,423                  | 1,423                  | 1,420                  | 1,420                  | 1,420                  |
| Non-degree                                          | 0                   | 9                   | 0                   | 6                   | 9                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Total                                               | 1,102               | 1,155               | 1,251               | 1,448               | 1,424               | 1,423                  | 1,423                  | 1,420                  | 1,420                  | 1,420                  |
| <b>MEDICINE</b>                                     |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Graduate                                            | 394                 | 571                 | 664                 | 719                 | 746                 | 719                    | 719                    | 719                    | 719                    | 719                    |
| Non-degree                                          | 0                   | 0                   | 19                  | 37                  | 26                  | 37                     | 37                     | 37                     | 37                     | 37                     |
| Total                                               | 394                 | 571                 | 683                 | 756                 | 772                 | 756                    | 756                    | 756                    | 756                    | 756                    |
| <b>METROPOLITAN COLLEGE</b>                         |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 162                 | 177                 | 309                 | 430                 | 463                 | 431                    | 405                    | 380                    | 350                    | 300                    |
| Graduate                                            | 41                  | 93                  | 79                  | 146                 | 124                 | 132                    | 130                    | 125                    | 125                    | 125                    |
| Non-degree                                          | 860                 | 1,126               | 1,444               | 960                 | 950                 | 937                    | 882                    | 857                    | 832                    | 754                    |
| Total                                               | 1,063               | 1,396               | 1,832               | 1,536               | 1,537               | 1,500                  | 1,417                  | 1,362                  | 1,307                  | 1,179                  |
| <b>ARTISANRY</b>                                    |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 0                   | 86                  | 87                  | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Graduate                                            | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Non-degree                                          | 0                   | 28                  | 10                  | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Total                                               | 0                   | 114                 | 97                  | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| <b>SARGENT COLLEGE OF ALLIED HEALTH PROFESSIONS</b> |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 512                 | 781                 | 670                 | 524                 | 506                 | 501                    | 500                    | 490                    | 475                    | 400                    |
| Graduate                                            | 53                  | 262                 | 270                 | 331                 | 275                 | 331                    | 334                    | 330                    | 325                    | 320                    |
| Non-degree                                          | 3                   | 33                  | 30                  | 12                  | 9                   | 11                     | 11                     | 10                     | 10                     | 10                     |
| Total                                               | 568                 | 1,076               | 970                 | 867                 | 790                 | 843                    | 845                    | 830                    | 810                    | 730                    |
| <b>EDUCATION</b>                                    |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 2,202               | 900                 | 642                 | 295                 | 302                 | 316                    | 315                    | 315                    | 320                    | 330                    |
| Graduate                                            | 1,053               | 941                 | 644                 | 389                 | 324                 | 356                    | 350                    | 344                    | 340                    | 340                    |
| Non-degree                                          | 289                 | 150                 | 86                  | 51                  | 43                  | 47                     | 47                     | 47                     | 45                     | 40                     |
| Total                                               | 3,544               | 1,991               | 1,372               | 735                 | 669                 | 719                    | 712                    | 706                    | 705                    | 710                    |
| <b>SCHOOL FOR THE ARTS</b>                          |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                                           | 889                 | 863                 | 731                 | 521                 | 541                 | 472                    | 462                    | 445                    | 420                    | 350                    |
| Graduate                                            | 136                 | 147                 | 140                 | 96                  | 100                 | 98                     | 98                     | 98                     | 98                     | 98                     |
| Non-degree                                          | 10                  | 10                  | 10                  | 10                  | 10                  | 10                     | 10                     | 10                     | 10                     | 10                     |



BOSTON UNIVERSITY ENROLLMENT  
FULL-TIME EQUIVALENT STUDENTS  
ACTUAL HISTORICAL AND MOST LIKELY PROJECTIONS

|                                  | ACTUAL<br>FALL 1971 | ACTUAL<br>FALL 1976 | ACTUAL<br>FALL 1980 | ACTUAL<br>FALL 1985 | ACTUAL<br>FALL 1986 | PROJECTED<br>FALL 1987 | PROJECTED<br>FALL 1988 | PROJECTED<br>FALL 1989 | PROJECTED<br>FALL 1990 | PROJECTED<br>FALL 1995 |
|----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| <b>DENTISTRY</b>                 |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                        | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Graduate                         | 128                 | 270                 | 329                 | 386                 | 350                 | 387                    | 387                    | 387                    | 387                    | 387                    |
| Non-degree                       | 74                  | 73                  | 22                  | 14                  | 15                  | 14                     | 14                     | 14                     | 14                     | 14                     |
| Total                            | 202                 | 343                 | 351                 | 400                 | 365                 | 401                    | 401                    | 401                    | 401                    | 401                    |
| <b>MANAGEMENT</b>                |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                        | 1,064               | 1,264               | 1,916               | 1,703               | 1,663               | 1,757                  | 1,775                  | 1,790                  | 1,750                  | 1,500                  |
| Graduate                         | 363                 | 460                 | 680                 | 665                 | 672                 | 672                    | 670                    | 670                    | 665                    | 665                    |
| Non-degree                       | 10                  | 10                  | 8                   | 5                   | 11                  | 3                      | 3                      | 3                      | 2                      | 2                      |
| Total                            | 1,437               | 1,734               | 2,604               | 2,373               | 2,346               | 2,432                  | 2,448                  | 2,463                  | 2,417                  | 2,167                  |
| <b>NURSING</b>                   |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                        | 486                 | 578                 | 468                 | 268                 | 162                 | 175                    | 150                    | 120                    | 100                    | 60                     |
| Graduate                         | 246                 | 295                 | 306                 | 195                 | 162                 | 160                    | 157                    | 155                    | 150                    | 135                    |
| Non-degree                       | 4                   | 35                  | 27                  | 29                  | 12                  | 23                     | 23                     | 23                     | 20                     | 10                     |
| Total                            | 736                 | 908                 | 801                 | 492                 | 336                 | 358                    | 330                    | 298                    | 270                    | 205                    |
| <b>SOCIAL<br/>WORK</b>           |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                        | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Graduate                         | 249                 | 330                 | 381                 | 314                 | 292                 | 309                    | 305                    | 300                    | 290                    | 285                    |
| Non-degree                       | 0                   | 0                   | 2                   | 11                  | 10                  | 7                      | 7                      | 7                      | 5                      | 5                      |
| Total                            | 249                 | 330                 | 383                 | 325                 | 302                 | 316                    | 312                    | 307                    | 295                    | 290                    |
| <b>THEOLOGY</b>                  |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                        | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Graduate                         | 252                 | 128                 | 226                 | 211                 | 207                 | 235                    | 235                    | 230                    | 225                    | 219                    |
| Non-degree                       | 11                  | 6                   | 5                   | 16                  | 15                  | 9                      | 9                      | 9                      | 8                      | 8                      |
| Total                            | 263                 | 134                 | 231                 | 227                 | 222                 | 244                    | 244                    | 239                    | 233                    | 227                    |
| <b>UNIVERSITY<br/>PROFESSORS</b> |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                        | 0                   | 3                   | 6                   | 31                  | 46                  | 51                     | 51                     | 48                     | 41                     | 35                     |
| Graduate                         | 0                   | 3                   | 8                   | 12                  | 15                  | 17                     | 16                     | 15                     | 16                     | 20                     |
| Non-degree                       | 0                   | 0                   | 0                   | 0                   | 0                   | 0                      | 0                      | 0                      | 0                      | 0                      |
| Total                            | 0                   | 6                   | 14                  | 43                  | 61                  | 68                     | 67                     | 63                     | 57                     | 55                     |
| <b>TOTAL</b>                     |                     |                     |                     |                     |                     |                        |                        |                        |                        |                        |
| Undergrad                        | 13,304              | 11,430              | 13,346              | 13,270              | 13,370              | 13,195                 | 13,196                 | 13,076                 | 12,789                 | 11,300                 |
| Graduate                         | 4,786               | 5,530               | 5,940               | 5,961               | 5,786               | 5,928                  | 5,911                  | 5,866                  | 5,820                  | 5,800                  |
| Non-degree                       | 1,314               | 1,593               | 1,809               | 1,309               | 1,295               | 1,255                  | 1,200                  | 1,170                  | 1,130                  | 1,000                  |
| Total                            | 19,404              | 18,553              | 21,095              | 20,540              | 20,451              | 20,378                 | 20,307                 | 20,112                 | 19,739                 | 18,100                 |



## APPENDIX - C

### Master Plan Subcommittee's Recommendations

1. BU's commitment that most of the development described in the Master Plan will be concentrated within the city limits is a commendable goal. The City of Boston should continue to encourage such development within the city limits, and should not encourage development outside the city limits.
2. BU's commitment not to develop certain housing back-up areas within such areas as the Airport and the Airport area is commendable. The City of Boston should continue to encourage such development within the city limits, and should not encourage development outside the city limits.
3. BU's commitment to direct certain properties outside of such areas as the Airport and the Airport area is commendable. The City of Boston should continue to encourage such development within the city limits, and should not encourage development outside the city limits.



## MASTER PLAN SUBCOMMITTEE'S RECOMMENDATION

The Subcommittee of the BU Task Force hereby recommends that the Task Force accept or approve the Boston University Master Plan for BU's Charles River Campus for the period 1986-1996 in the form submitted to the BU Task Force on February 2, 1987. This recommendation is based upon the following principal commitments being made by Boston University to both the City of Boston and the various neighborhoods which comprise the BU Task Force:

1. BU's commitment to the housing developments for its Charles River Campus described in the Master Plan substantially upon the development schedule set forth therein in conjunction with BU's commitment to achieve its goal of housing 75 percent of its undergraduate students on Campus by 1993.
2. BU's commitment that the academic developments for its Campus described in the Master Plan represent all academic developments presently contemplated by BU during the period of the Master Plan and that the development schedule therefor will not be advanced if BU's commitment for housing is not being satisfied.
3. BU's commitment that most of the developments described in the Master Plan can and will be accommodated within the campus boundary for Charles River Campus as described in the 1980 Cooperation Agreement with the City of Boston, whether before or after 1991.
4. BU's commitment that it will not purchase or lease properties outside of such campus boundary through 1991 except in compliance with the 1984 Agreement with the City of Boston.
5. BU's commitment not to develop certain housing back-up sites within such campus boundary unless and until it has constructed the minimum of 1,200 beds on the Armory site by 1991.
6. BU's commitment to divest certain properties outside of such campus boundary pursuant to the 1984 Agreement with the City of Boston.



Further, this recommendation for approval or acceptance of the Master Plan is limited to the general development concepts set forth therein and is not to be seen as an approval of the specific features of any development and/or project described therein, it being understood that specific sites and developments to be constructed thereupon will be subject to zoning and other regulatory review by the City of Boston, and in some instances by the Town of Brookline, when plans and specifications therefor have been prepared and submitted to such authorities. It is further understood that the Task Force may be designated as the Project Advisory Committee with respect to development of the Armory site as provided for in the 1984 Agreement with the City of Boston. Each neighborhood association, and its members, will have the opportunity to comment both before and after BU has submitted plans and specifications for a particular development with respect to the impact thereof upon a particular neighborhood, in particular density and dimensional aspects thereof. Also, while the concept of utilization of air-rights over the Mass. Turnpike Extension is set forth in the Master Plan, no exact location for a development thereupon is proposed, so that the neighborhoods will have the opportunity to consider and comment upon any proposed location if and when any development of air-rights is considered.

Nor does this recommendation constitute any acceptance of or agreement with Chapter 1 of the Master Plan, entitled "The Past - The History of Boston University Reflects the History of Boston" or Appendix A, entitled "Boston Benefits: The City and the University". While the Subcommittee disagrees with much of these portions of the Master Plan, it is of the view that detailed responses concerning such disagreements would not serve any useful purpose at the present time.



This Agreement, made and entered into this 15th day of July, 1960, by and between the CITY OF BOSTON, hereinafter the "City", and TRUSTEES OF BOSTON UNIVERSITY, an educational non-profit corporation organized and existing under the laws of the Commonwealth of Massachusetts, do hereby agree as follows:

WHEREAS, the City of Boston is having a study made of the development plans of institutions located within the City and has asked the Board of Appeal of the City of Boston; and TRUSTEES OF BOSTON UNIVERSITY, hereinafter the "University", have agreed to cooperate in the study.

APPENDIX - D

WHEREAS, the University's Great Development Plan, hereinafter the "Plan", is attached hereto as EXHIBIT A; and

WHEREAS, the boundaries of the University's Campus, hereinafter called "University Campus" have been approved by the City and are delineated in EXHIBITS D, D-1, D-2 and D-3; and

WHEREAS, the basic objectives of the City are to facilitate economic development and orderly growth and to achieve neighborhood stability;

Specifically, the objectives are:

1. To preserve and strengthen the residential character of the areas surrounding the University in such a way as to promote and insure their future;

2. To facilitate efficient use of land in the area for housing, commercial and institutional uses.

July 15, 1960



COOPERATION AGREEMENT

CITY OF BOSTON

and

TRUSTEES OF BOSTON UNIVERSITY

July 15, 1980



COOPERATION AGREEMENT

This Agreement, made and entered into this 15th day of July, 1980, by and between the CITY OF BOSTON, hereinafter the "City", and TRUSTEES OF BOSTON UNIVERSITY, an educational, non-profit corporation organized and existing under the laws of the Commonwealth of Massachusetts, hereinafter the "University".

WHEREAS, the City through its planning agency reviews development plans of institutions located within the City and makes recommendations thereon to the Board of Appeal of the City of Boston; and

WHEREAS, the University's draft Development Plan, hereinafter the "Development Plan", is attached hereto as EXHIBIT A; and

WHEREAS, the boundaries of the University's Campus, hereinafter called "University Campus" have been approved by the City and are delineated in EXHIBITS D, D-1, D-2 and D-3; and

WHEREAS, the basic objectives of the City are to facilitate sound development and orderly growth and to achieve neighborhood stability;

Specifically, the objectives are:

1. To preserve and strengthen the residential character of the areas surrounding the University in such a way as to promote and insure their future;

2. To facilitate efficient use of land in the area for housing, commercial and institutional use;



3. To strengthen and expand the real property tax base of the City;

4. To preserve and to strengthen the University as an educational institution in recognition of its substantial economic, cultural and social contribution to the City and its people; and

WHEREAS, the University desires to acquire properties located within the area covered by the University Campus and intends to develop such properties in accordance with the Development Plan; and

WHEREAS, certain real property of the University is exempt from taxation under the provisions of Massachusetts General Laws Chapter 59, Section 5, clause third (hereinafter referred to as M.G.L. c. 59, Sec. 5); and

WHEREAS, the University has applied for tax exempt status on the records of the City for a number of parcels of real property, as set forth in EXHIBIT B, which, but for the ownership and use of said parcels by the University and the stricture of M.G.L. c. 59, Sec. 5 could otherwise be subject to taxation; and

WHEREAS, the University has petitioned and intends to petition the Board of Appeal of the City of Boston for unqualified conditional use permits to occupy and use properties as set forth in EXHIBIT C; and

WHEREAS, one of the conditions to the issuance of such permits and a condition to the acceptance of the Development Plan,



is the requirement of the City that the University agree to make annual contributions to the City in recognition of certain municipal services provided by the City with respect to the University's tax-exempt properties and to finalize its draft Development Plan; and

WHEREAS, the University is committed to extending additional benefits and services to the residents of the City:

NOW THEREFORE, in consideration of the mutual promises herein contained, the parties hereto agree as follows:

I. Development Plan

A. Properties Within the Area Covered by  
the University Campus

(1) The boundaries of the University Campus are as delineated in EXHIBIT D, EXHIBIT D-1, EXHIBIT D-2, and EXHIBIT D-3.

(2) Further acquisitions by the University within the area covered by the University Campus will be consistent with the Development Plan.

(3) With regard to University owned or leased housing, it is the policy of the University that no tenant is to be displaced from his or her dwelling place in order to accommodate a University student. However, the University reserves all common law and statutory rights of eviction, provided, however, the University shall not invoke said rights as a pretext to displace tenants in order to house University students.

(4) With regard to properties on Bay State Road in the block between Raleigh Street and Deerfield Street, the University



agrees that any vacancies in new property acquired will be filled with married graduate students, faculty or staff, or rented to adults on the open market. With the exception of Myles Standish and Shelton Halls, an effort will be made by the University to move undergraduates to other areas.

B. Properties Outside the Area of the University

Campus

(1) The University shall give the City sixty (60) days prior notification before acquiring additional property for educational purposes including residence halls outside the University Campus. The provisions will not apply to bona fide gifts to the University.

(2) The University shall give the City sixty (60) days prior notification in the event it leases more than fifty (50%) percent of the total units in any one apartment building outside the University Campus.

C. Approval of Development Plan

The Development Plan will be approved and endorsed by the City and the University as soon as possible after the execution of this Agreement. Nothing herein shall prevent the University from modifying the Development Plan in the event of changed circumstances, with the understanding that the University shall keep the City and the affected local communities informed of any material changes sought or proposed by the University for the Development Plan in the future.

D. Real Estate Taxes

(1) The sum of \$169,063.65 awarded by the Board of Assessors to the University for abatements on the ground of tax



exemption with respect to Fiscal Year 1979 will be returned to the City as set forth in subparagraph (4).

(2) The University will return to the City all funds hereinafter received by the University from the City on account of abatements on the grounds of exemption, partial exemption, or overvaluation of the properties listed on EXHIBIT E, attached hereto, for Fiscal Year 1977 through Fiscal Year 1980, in accordance with subparagraph (4). The City and the Assessor will continue to recognize the University's right to change the use of the properties listed on EXHIBIT E and will in the future grant exempt or partial exempt status to the properties in accordance with their actual use from time to time.

The City will, to the extent permitted by law, continue to grant full exempt status to the properties listed on EXHIBIT E-1 as long as the present uses are continued.

The City will use its best efforts to prevent the issuing of tax bills for Fiscal Year 1981 on those properties of the University which have been granted exempt status by the Assessor.

(3) With respect to the properties acquired after June 30, 1980, which would otherwise possibly be exempt from taxation under M.G.L. c. 59, Sec. 5 as a result of their ownership and use by the University (hereinafter "after acquired exempt properties"), the University will nevertheless pay full taxes and charges on "after acquired exempt properties" except insofar as acquisition, development, sale, disposition or changed use of other properties by the University adds those other properties (hereinafter "off-setting properties") to the tax rolls of the



City. In such case or cases, the taxes and charges payable to the City with respect to "after acquired exempt properties" under the terms of this Section shall be reduced to the extent of any additional tax revenue generated by the "off-setting properties".

(4) The funds to be paid to the City pursuant to subparagraphs (1) and (2) shall be held in escrow in an interest bearing account or in any other investment mutually agreed upon by the City and the University. The funds paid into said escrow account and any additional funds paid into escrow pursuant to Section II shall be held in escrow until all conditional use permits or other permits and licenses (other than any required health or safety permits) necessary for the occupancy and use of the properties listed in EXHIBIT C have been granted by the appropriate authority, and the appeal period has lapsed, at which time said funds and any interest or dividend thereon shall be paid to the City. In the event that said conditional use permits or other permits or licenses have not been granted and the appeal period lapsed, with respect to properties listed on EXHIBIT C, I, II, III and IV by September 5, 1980, and with respect to the remaining properties listed on EXHIBIT C, V by December 31, 1980, at the option of the University said funds and any interest or dividends thereon shall be paid to the University and this Agreement shall be terminated and deemed null and void.

(5) The University will continue to pay taxes as indicated on EXHIBIT F unless the use of the listed properties



by the University is changed so as to make them exempt, or increase their exemption under M.G.L. c. 59, Sec. 5. In the event that the use of the properties on EXHIBIT F is changed so as to increase their exemption, said increased exemption will not be treated as "after acquired exempt property" pursuant to subparagraph (3) above with the sole exception that an increase of the percentage exemption of the property owned by the University at 700 Commonwealth Avenue shall be deemed "after acquired exempt property" to the extent of the increase of the percentage exemption above that shown on EXHIBIT F. Any delinquent tax liens on these properties will be paid forthwith upon notification to the University of such delinquencies.

(6) Nothing herein shall be construed as a waiver by the University of its right to seek abatement of taxes on the grounds of overvaluation or disproportionate assessment of University property nor, except as expressly provided in Paragraphs (3) and (5) shall it be construed as a waiver of the University's right to seek abatement on the grounds of exemption of any University property.

E. Payment in Lieu of Taxes

(1) Amount of Payments - For each of its Fiscal Years, commencing Fiscal Year 1981, the University will pay to the City an amount computed to be the largest of the following:

(a) Two hundred thousand dollars (\$200,000) for Fiscal Year 1981 plus an escalator, defined in Section E(2) for each year after Fiscal Year 1981

OR



(b) \$25.00 per full-time equivalent university student enrolled during the previous fiscal year, for Fiscal Year 1981, plus an escalator, defined in Section E(2), for each year after Fiscal Year 1981 minus a credit of fifty percent of the cash value of scholarships awarded pursuant to Sections III B and C as defined in Section E(3)

OR

(c) One percent of principal balance of endowment as reported in the University's financial statements for the previous year, plus one-half of one percent of the principal balance of endowment in excess of one hundred million dollars minus a credit of one hundred percent of the cash value of scholarships awarded pursuant to Sections III B and C as defined in Section E(3).

(2) When cash payments in lieu of taxes are computed according to Section E(1)(a) and (b), the computational base for each shall be escalated or decreased for each fiscal year commencing 1981 proportionately with the increase or decrease in the City's gross property tax levy compared with that of Fiscal Year 1981.

(3) When the cash payment in lieu of taxes is computed according to Section E(1)(b) and (c), the payment base will be credited by fifty percent of any living stipend granted by the University to students selected for the scholarships awarded



pursuant to Sections III B and C. If the University chooses to continue any of the scholarships awarded to these students beyond four years, it may continue to credit fifty percent of said living stipend against the payments to the City. In recognition of the fact that the University has been providing thirty-four scholarships each year under a program to be replaced by the one described in Sections III B and C, an additional credit will be available to the University in Fiscal Years 1981, 1982 and 1983. This credit will consist in the case of payment computed pursuant to Section E(1)(b) of 50 percent of the cash value of said scholarships and any living stipends which were awarded to the thirty students selected each year for four-year scholarships from Boston high schools in 1977, 1978 and 1979 and will consist, in the case of payment computed pursuant to Section E(1)(c), of 100 percent of the cash value of the remaining term of said scholarships and any living stipends so awarded. The University will provide the City with the names of these ninety students and their current academic status (if each student will provide the University with a waiver under the Buckley Amendment), high school graduating from and documentation of the school program.

(4) In no event shall this section be interpreted to require any payments by the City to the University.

## II. Timing of Payments

The payments called for in I E(1) will be made to the



Collector-Treasurer of the City of Boston for each of the University's fiscal years beginning with Fiscal Year 1981. On each November 1, beginning November 1, 1980, the University will pay the City \$100,000 and on each May 1, beginning May 1, 1981, it will pay the balance of the computed payment. In the event that all conditional use permits or other permits and licenses, (other than any required health or safety permits) necessary for the use and occupancy of the properties listed in EXHIBIT C have not been granted at the time any payment is due under this Section, said payment will be paid into escrow and held pursuant to the terms of Paragraph I(E)(4).

### III. Other Considerations

#### A. Development Projects

(1) With regard to the former Kenmore Hotel, Boston University is fully committed to developing housing which will produce taxes. Boston University is currently working with a developer to accomplish this end with the expectation that this will be accomplished by June 30, 1983.

(2) The University is contemplating participation with owners of the Fenway Motor Hotel in Kenmore Square in the construction of expanded new facilities at the hotel including rooms, parking, a conference center and a new hotel management academic center. The City will cooperate with the University in this endeavor.

(3) With regard to the Commonwealth Armory, the City will cooperate with the University on its effort at the state level to acquire the site for development. The details of what



it will contain are indefinite, but some of it will be tax producing.

(4) The Fenway Motor Hotel and Commonwealth Armory projects shall be considered tax producing to the City within the meaning of Section D(3).

#### B. Scholarships

The University will expand its existing Boston High School Scholarship Program. Beginning in Fiscal Year 1981, it will award full tuition four-year scholarships each year to three academically qualified students attending or having graduated from each Boston public high school. If a high school is closed, the Committee may re-assign its allocation of three scholarships to students from other public high schools. These students will be chosen by a Committee consisting of one representative from the University, one from the Boston School Department to be chosen by the Superintendent of Schools, and one private citizen to be designated by the Mayor. If a student leaves the University's program, the scholarship will be reserved for him or her for one year. If he or she does not return to the University, the remaining term of the scholarship will be awarded to another graduate of a Boston high school to be chosen by the Committee. If the student does not perform satisfactorily academically or in other ways, the Committee shall have the option of re-assigning the remaining term of his or her scholarship. In all other respects of Boston High School Scholarship Program will be administered in the same manner and fashion as at present.



C. Special Enrollment of Qualified City Employee

The University will provide up to ten places in any one year in courses and/or programs offered by the University to provide for specialized study academically qualified City employees chosen by the Mayor in the areas of expertise needed by the City government.

D. Jobs for Bostonians

Consistent with the University's Equal Employment Opportunity and Affirmative Action Plan, and in accordance with the established practices of its personnel office, the University shall promote the employment by it of residents of the City, which shall include job posting and local advertising of available positions. The University will include a short report on the local residence composition of its work force with its May 1 payment each fiscal year beginning May 1, 1982.

IV. Additional Provisions

A. The City agrees that for at least fifteen (15) years from the date hereof and for so long thereafter as the University shall make payments and provide the scholarships set forth in this Agreement, to the extent permitted by the laws of the Commonwealth, the City and/or the Assessor will not assess or attempt to collect any local real estate or personal property taxes or any other payments in the nature of or in lieu of local real estate or personal property taxes with respect to the University property within the area covered by the University Campus under Chapter 59 of the General Laws



of the Commonwealth of Massachusetts or under any other general or special law heretofore or hereafter enacted requiring payments by charitable or educational organizations to or for the benefit of municipalities in which they are located. It is the intent and purpose of this Agreement that the payments to be made by the University to the City hereunder shall constitute the maximum payments to be made by the University to or for the benefit of the City with respect to the University property within the area covered by the University Campus during the term of this Agreement, other than payment for building permits, betterment assessments, and water and sewer charges.

B. The City agrees that to the extent permitted by the laws of the Commonwealth, no amendments subsequent to the date of this Agreement to any of the provisions of any general or special laws of the Commonwealth of Massachusetts, including without limitation Chapter 59 of the General Laws or Chapter 614 of the Acts of 1968 of the Commonwealth of Massachusetts, seeking to impose local real estate or personal property taxes or payments in lieu of local real estate or personal property taxes or any other taxes, fees, excises, rates, or charges, insofar as any such law may relate to property within the area covered by the University Campus, shall be applicable to the University with respect to the University property within the area covered by the University Campus for so long as the University makes payments to the City and awards of Scholarships under the terms hereof.



C. If at any time during the term of this Agreement there is a change in the present tax structure of the Commonwealth of Massachusetts, such as a payroll tax, or there is a change in the City's present fee system (other than fees for building permits, betterment assessments, and water and sewer charges), then either party may notify the other that this Agreement is terminated and upon such notice this Agreement shall become null and void. The City and the University agree, however, that in the event of such termination, they will renegotiate an agreement in good faith in an effort to preserve the basic equities of the Agreement.

D. The City hereby agrees to support and encourage the University's applications for unqualified conditional use permits to occupy and use the properties set forth in EXHIBIT C, and further agree that if any permits are not granted by September 5, 1980 with respect to properties listed on EXHIBIT C, I, II, III and IV, and by December 31, 1980 with respect to the properties listed on EXHIBIT C, V, or are granted and then rescinded by order of a court of competent jurisdiction, then this Agreement shall, at the University's option, become null and void and without recourse to any party hereto.

E. If this Agreement shall be held in whole or in part not binding upon the City, or if substantial restrictions are placed upon the property of the University not contemplated herein, this Agreement shall, at the University's option, become null and void.



F. All notices required by this Agreement will be given by mailing the same in a sealed envelope, postage prepaid and either registered or certified, return receipt requested, addressed to the University at:

Boston University  
Office of the University Counsel  
141 Bay State Road  
Boston, Massachusetts 02215

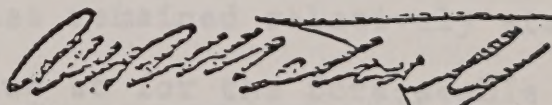
and addressed to the City and the Authority at:

|                             |     |                       |     |
|-----------------------------|-----|-----------------------|-----|
| Corporation Counsel         | and | Collector-Treasurer   |     |
| Room 615                    |     | Room 301              |     |
| City Hall                   |     | City Hall             |     |
| Boston, Massachusetts 02201 |     | Boston, Massachusetts | 021 |

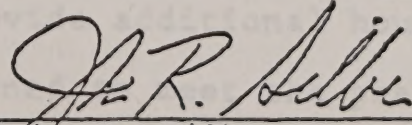
G. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed as a sealed instrument by its officers duly authorized as of the day and year first written above.

TRUSTEES OF BOSTON UNIVERSITY

By: 

Arthur G. B. Metcalf  
Chairman of the Board

By: 

John R. Silber  
President



Approved as to Form:

By: Kevin H. White  
Mayor

William J. Smith  
Acting Corporation Counsel  
City of Boston

By: Barbara G. Cameron  
Barbara Cameron  
Commissioner of Assessing



## EXHIBIT A: DEVELOPMENT PLAN

Boston University was founded in 1839 and was chartered by The Commonwealth of Massachusetts in 1869. From then until the 1930's its various schools and colleges were scattered throughout the City of Boston. In the 1930's the University recognized the need to consolidate its academic functions and buildings on one campus. Laboratories, lecture halls, seminar rooms, and faculty offices for more than a dozen schools and colleges had to be located within easy walking distance of a central library, a student union and one another. The University also recognized the need to provide student housing in close proximity to its academic centers and in the 1930's began the acquisition of these facilities on Bay State Road and Commonwealth Avenue.

Although its student population has remained relatively stable during the last decade and will continue so for the foreseeable future, the University must complete its acquisition of adequate academic facilities; it must also provide additional housing that is safe, convenient, and well-maintained to meet the pressing needs of its students. Without adequate academic and housing facilities Boston University cannot attract and retain outstanding faculty, staff and students.



For these reasons, the consolidation of the University on a central campus has been an essential concern for more than 60 years. Its completion remains the central issue underlying the University's development plan for the future.

A brief historical review shows that the University's Charles River Campus was established in 1920 with the acquisition of 15 acres of land along Commonwealth Avenue and Bay State Road between Grant Street and Chilmark Road (now University Road). The core academic facilities were constructed on the original parcel during two distinct building periods: 1938-1952 (including the College of Liberal Arts and the Schools of Management and Theology) and 1961-1968 (including the George Sherman Union, Mugar Library and Schools of Law and Education). With the exception of Warren Tower, the West Campus complex and the Towers dormitory, the remaining areas necessary to the centralization of Boston University have been obtained through the acquisition and subsequent conversion of previously existing properties. It is interesting to note that the most devastating eminent domain takings along the Charles River were from Boston University when Storrow Drive was constructed.

The present boundaries of the Charles River Campus are delineated in Exhibit D and Exhibit D-1. It is the intention of the Board of Trustees to acquire and improve property within these boundaries to ensure continued high standards of academic excellence and to complete the centralization of the main campus begun more than sixty years ago.



The University has attempted to ensure that its new acquisitions would have a positive impact on the neighboring areas. This has been the University's commitment for more than 60 years. We still are committed to working with residents and the City to establish such areas as stable, attractive and safe neighborhoods for all who live and work there. The University continuously works with neighborhood residents, the City and its planning agency, the Boston Redevelopment Authority, to meet any reasonable concern and to structure an orderly plan for its future development.

Recently, this effort culminated in a Cooperation Agreement signed by the City and the University. In an effort to implement its responsibilities under this Agreement, the University is attempting to gradually terminate its use of leased housing for its students as alternative University-owned housing becomes available.

In addition, the University has observed a policy that no tenant living in a property at the time of its purchase by the institution will be evicted from his dwelling solely to accomodate a University use.

The University also has agreed to submit yearly reports to the Boston Board of Appeal with respect to the number of buildings in which it leases more than fifty (50%) percent of the dwelling units and with respect to its progress in terminating the use by unmarried undergraduate students of certain properties located on Bay State Road. The University has also agreed to meet at least annually with the neighborhood associations to work with the residents to structure and implement this Development Plan.



### Bay State Road

Bay State Road lies at the heart of the Charles River Campus. The University takes great pride in the intrinsic beauty of this area, and is committed to the preservation of its historic and architectural heritage through a comprehensive program of regular maintenance and supervision.

Of great significance to an understanding of the contribution that Boston University has made to this area are the comments by the famous historian Walter Muir Whitehill who, in writing of the Charles River/Kenmore Square area, said:

Boston University began life in a series of separate buildings around the top of Beacon Hill, and later, with its great expansion, fanned out all over the city. Impelled by the energetic determination of President Daniel L. Marsh it undertook in the nineteen thirties to create a central campus for itself on Commonwealth Avenue, east of Cottage Farm Bridge. Previous to this move Commonwealth Avenue west of Kenmore Square had proved a vain hope. The Temple Israel had built there on the corner of Blanford Street in 1907, in marble save on the west where cement was substituted in the confident expectation that the block would soon build up. It never did, for the street remained one of trolley cars, automobile salesrooms and vacant lots until President Marsh began its transformation. From its new buildings, Boston University had spread west to absorb the defunct Braves Field, and east to take in many of the larger houses of Bay State Road. The Lindsey house now accommodates the President of Boston University, the Weld house its Faculty Club. Altogether a street that never fulfilled its original promise is today coming into its own.<sup>1</sup>

Boston University currently owns 53 of the 65 properties located on the block between Granby and Sherborn Streets, of which

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1. Whitehill, Walter Muir, Boston, A Topographical History, The Belknap Press of Harvard University Press, Cambridge, Massachusetts, 1968, pp. 187-188



eight are utilized as academic offices, 39 as undergraduate dormitories and apartment-style residences and two as faculty, staff, married and graduate student housing (four parcels are vacant).

In addition, 156 Bay State Road, currently owned by the Lahey Clinic, and 152 Bay State Road, currently University-owned but under lease to the Lahey Clinic, will be converted to academic offices by early 1981. The University will endeavor to acquire the remaining twelve properties in this block (including Massachusetts Institute of Technology fraternities located at 155 and 165 Bay State Road) as they become available and to utilize them for either academic or residential purposes as circumstances dictate.

The University has also converted vacant land at 217 Bay State Road, a parking lot at the southwest corner of Bay State Road and Granby Street, and a portion of a parking lot at 170 Bay State Road into landscaped parks for the use of Boston University faculty, staff and students and neighborhood residents alike. In conjunction with the effort to create open space and reduce traffic in this area, the University intends to cooperate with other Bay State Road residents to close this section of Bay State Road in order to create a landscaped pedestrian mall.

Boston University currently owns fifteen of the 31 properties located in the block between Sherborn and Deerfield Streets, of which eight are utilized as academic offices (including the Admissions Office, Alumni House, and the Offices of the President, Provost and several Vice Presidents), four as faculty, staff and



married and graduate student residences and one as a dormitory (the Towers); two parcels are vacant. The property located at 143 Bay State Road, currently owned by the Lahey Clinic, will be converted to academic offices in 1981. Several mini-parks have already been established in this area, and future acquisitions will enable additional landscape improvements.

The University will endeavor to acquire the sixteen remaining properties as they become available (including a Massachusetts Institute of Technology fraternity at 111 Bay State Road).

Among the potential acquisitions in this area are several outstanding examples of late 19th century architecture which will lend themselves to conversion to academic offices or faculty and staff housing. Other brownstones, particularly on the south side, will be utilized as academic offices or residences as needs dictate.

In the block between Deerfield and Raleigh Streets, there are approximately 1,115 residents. Of this number, 815 are Boston University students, faculty and staff, constituting over 72% of the people living in this block. Of the remaining 308 people, 100 are students living in MIT fraternity houses.

By the beginning of the 1981-82 academic year, the University hopes to convert four undergraduate apartment residences to graduate or married student housing leaving only seven undergraduate residences on this block. With the exception of Shelton Hall, the University will endeavor to relocate remaining undergraduates to



other areas as space becomes available, and to reserve this area for faculty, staff and married and/or graduate student housing.

With respect to future acquisitions, the University will utilize such properties for residences or academic purposes, but will not utilize any property for unmarried undergraduate student housing.

In the area between Raleigh Street and Charlesgate West, there are 833 residents; 682 (or 82%) are Boston University students, faculty and staff and only 151 (or approximately 18%) are non-Boston University residents. Future acquisitions in this block are not planned, but any such acquisition would be implemented in accordance with Section B of the Cooperation Agreement.

#### Kenmore Square

Kenmore Square is the gateway to the Charles River Campus of Boston University. The University is therefore anxious to continue to work with community groups, area businessmen and residents to restore and upgrade the area. In this regard, the University will participate in joint acquisitions which will be consistent with these aims.

For example, Boston University has acquired the former Kenmore Hotel and is actively working with the City of Boston and a private developer to produce housing which will enhance the fabric of community life, and produce real estate taxes for the City.



Other possibilities include participation with the owners of the Fenway Motor Hotel in the expansion of its facilities.

It should be noted that Boston University, by agreement with the City, refrained from entering the Kenmore Square Area when the demise of Graham Junior College raised the specter of its property in the Kenmore Square area being used other than in the most constructive way.

The present condition of Leverett Hall and the statement it makes in Kenmore Square is a clear indication that the apprehensions of the University were correct. But now, with the City's support, we have entered into a working agreement with the Kenmore Square Businessmen's Association to actively participate in the preservation of all Kenmore Square properties where a future use would be detrimental to the Kenmore Square Businessmen's Association, the City, and Boston University.

#### Commonwealth Avenue

The University intends to acquire property on Commonwealth Avenue for expansion of academic, classroom and science facilities except in cases in which circumstances clearly disfavor residential or commercial usage. The main building of the Lahey Clinic (605 Commonwealth Avenue) will be converted to academic and classroom use by early 1981. The Lahey parking facility (595 Commonwealth Avenue) will continue in the same mode until development plans (perhaps in conjunction with the Fenway Motor



Hotel) can be completed. In general, conversion of Commonwealth Avenue properties such as the Lahey Clinic building will result in a less intensive usage since the premises will serve pre-existing student, faculty and staff populations.

The use of the Lahey properties by Boston University will decrease measurably the average daily population which now uses these facilities. Presently, on any given day, over 1,500 patients staff and employees of Lahey Clinic with the attendant automobiles congest Bay State Road, Granby Street and Commonwealth Avenue. This usage will cease with the removal of Lahey Clinic. In taking over this property, Boston University will not add any additional persons or automobiles to the area but will merely relocate them from other segments of the Commonwealth Avenue area. Therefore, there will be a net reduction of 1,500 people per day. The conversion of these facilities to academic purposes are an essential part of the University's plan to develop additional research facilities and to upgrade and improve existing facilities.

#### South Campus/Audubon Circle

Although the University student population has not grown significantly, the demand for on-campus student housing has increased dramatically in recent years. As the ability to provide housing for students is crucial to the survival of Boston University the Board of Trustees is committed to establishing a student residential complex in the Buswell Street/Park Drive area, known as South Campus.



There are forty-two (42) residential properties within the triangular area bounded by Mountfort Street on the north, St. M Street on the west, and the south side of Buswell Street. In a state of decay and neglect for many years, this neighborhood is an area where the desire of the City to restore blighted properties and the need for the University for student housing have coincided and where the University's revitalization program has substantially benefited both the City and the neighborhood.

Its presence in the area began in 1956 with the acquisition of 10-18 Buswell (Warren Hall) and was enhanced thereafter by the establishment of two dormitory complexes at 518 Park Drive and 40-48 Buswell Street. In 1977, the University began to acquire property on Buswell Street and Park Drive for student housing. In the process, because of the extensive rehabilitation required in each building, the University has reversed the trend toward urban decay.

As an example of the positive force that the University has exerted, we cite the re-opening of six abandoned stores on the corner of Buswell Street and Park Drive which for many years were empty and boarded up. With the coming of a concentrated student population in this area, all these stores now have been reopened and refurbished; all of the properties have gained in value and are thus making significantly increased tax contributions to the City of Boston.



The University currently owns 31 of the 42 residential properties in South Campus with a student housing capacity of approximately 1,100, or 14% of the total number of undergraduates housed at the Charles River Campus. If the University were able to acquire the eleven remaining properties, its student housing capacity would be increased by approximately 1,500 persons. This would be a significant percentage of the 8,000 students that we now house in University residences and would be another significant step in implementing the agreement with the City to concentrate our students closer to the Central Campus thus having the effect of withdrawing students from the Brighton/Allston area and the Bay State Road area.

#### The Armory/Allston-Brighton

It is the University's long-range goal to encourage students to move closer to the core campus and out of residential areas of Allston-Brighton. In order to provide safe and attractive housing closer to the campus, the University has developed the South Campus area described above. In addition, the University hopes to acquire the Commonwealth Armory, which marks the geographic division between the West Campus complex and the core academic facilities. If the University acquires the 10.2 acre site, it will make every effort to establish tax producing functions as well as educational uses. Potential uses under consideration include the following: expansion of existing athletic facilities; the development of



commercial and residential properties; and the construction of a parking garage. The acquisition and development of the Armory will be planned in consultation with the community, to help reduce the University's impact on Allston-Brighton. If economically favorable, we will provide student housing for those now living in the Allston-Brighton area. At the same time, it will help reduce on-street parking in these neighborhoods.

With respect to the western boundaries of the campus, the University does not intend to extend beyond Malvern Street Field. Future acquisitions will be used primarily for expansion of athletic facilities and any new athletic facilities at Malvern Street or the Armory will provide opportunities wherever feasible for reasonable use by the public as well as the students of Boston University.

The property located at 1106-1110 Commonwealth Avenue will continue as a University dormitory and plans are being formulated to add twenty units to the top floor.

Finally, the University's leasing of residential property in the Allston-Brighton area will be eliminated gradually over the next few years as more University-owned housing becomes available.

In 1979-80 the number of leased apartments used by the University and its students stood at 111; this year it was 84, or a reduction of 24%. Every effort will be made to continue this withdrawal of student housing from the Allston-Brighton area as we are able to consolidate into the Buswell Street/South Campus



area in furtherance to the University's commitment to the Brighton-Allston citizens and the City of Boston. It is clear, however, that unless Boston University can complete the development of its central campus, it cannot achieve the objective of withdrawing from the neighborhoods of Allston-Brighton and Brookline.



## PROPOSED DEVELOPMENT PLAN FOR BOSTON UNIVERSITY THEATRE DISTRICT

Since its founding in 1954, the School for the Arts at Boston University has had an international reputation for its distinguished faculty, outstanding and gifted students, and the contribution of its alumni in the field of music, theatre and visual arts.

Boston University's involvement in the Fenway area precedes its purchase of the Theatre at 264 Huntington Avenue as there has always been a close relationship with the Boston Symphony Orchestra whose members include many alumni and instructors in the School. In recent years, Boston University was a founding member of the Boston Plan, now the Boston-Fenway Program, in order to assist in the upgrading of the entire Fenway area.

The Theatre located at 264 Huntington Avenue has been the principal workshop and production center for the Theatre Division. One of the severe restrictions that the University has had to deal with at that building has been the lack of adequate space. The building does not have the necessary rehearsal halls, workshops, offices, parking or classroom space. In order to maintain and enhance the quality of education, Boston University will have to expand its facilities. In 1979 Boston University purchased the Junior Achievement Building at 258 Huntington Avenue as a site for workshops and classes. Within the next year, there will be extensive exterior and interior renovation to the building which will relieve some of our space needs and will also improve



the visual appearance of the area.

The building at 252 Huntington Avenue that is now a Cinema building would serve as a site for more rehearsal space. The building has been for sale for at least three years because of its underutilization. It would therefore seem that it would be in the best interest of the community if Boston University were to purchase the building not only for its own theatre use but to improve the visual quality of the area.

Beyond these three buildings, Boston University will follow with interest those buildings and areas which abut its property for two reasons: (1) its own need for space and (2) the protection and enhancement of the neighborhood.

Finally, Boston University is committed to the Fenway Area and will open its facilities to the residents to enjoy its productions and to use, when available, the space for neighborhood meetings.



## Exemptions Pending

| (1)<br>LOCATION | (2)<br>ACQUISITION<br>DATE | (3)<br>PRESENT<br>USE | (4)<br>ASSESSED<br>VALUE | (5)<br>TAX DUE<br>FY 1980 | (6)<br>PERCENTAGE<br>EXEMPTION |
|-----------------|----------------------------|-----------------------|--------------------------|---------------------------|--------------------------------|
| 60 BSR          | 1978                       | UA                    | \$38,200                 | \$ 9,660.78               | 80%                            |
| 62 BSR -        | 1978                       | UA                    | 45,000                   | 11,380.50                 | 90%                            |
| 65 BSR          | 1975                       | UA                    | 41,600                   | 10,520.64                 | 88%                            |
| 67 BSR          | 1977                       | AO                    | 32,000                   | 8,092.80                  | 100%                           |
| 69 BSR          | 1955                       | UA                    | 41,000                   | 10,368.90                 | 75%                            |
| 71 BSR          | 1955                       | UA                    | 41,000                   | 10,368.90                 | 67%                            |
| 73 BSR          | 1978                       | UA                    | 22,000                   | 5,563.80                  | 62%                            |
| 84 BSR          | 1978                       | UA                    | 36,000                   | 9,104.40                  | 100%                           |
| 86 BSR          | 1978                       | UA                    | 33,000                   | 8,345.70                  | 100%                           |
| 88 BSR          | 1976                       | UA                    | 33,000                   | 8,345.70                  | 89%                            |
| 94 BSR          | 1978                       | UA                    | 28,000                   | 7,081.20                  | 100%                           |
| 96 BSR          | 1962                       | UA                    | 110,000                  | 27,819.00                 | 64%                            |
| 112 BSR         | 1971                       | UA                    | 19,600                   | 4,956.84                  | 100%                           |
| 113 BSR         | 1975                       | UA                    | 25,000                   | 6,322.50                  | 83%                            |
| 133 BSR         | 1977                       | UA                    | 32,000                   | 8,092.80                  | 86%                            |
| 139 BSR         | 1976                       | UA                    | 25,000                   | 6,322.50                  | 33%                            |
| 171 BSR         | 1978                       | UA                    | 35,000                   | 8,851.50                  | 89%                            |
| 172 BSR         | 1976                       | D                     | 12,000                   | 3,034.80                  | 100%                           |
| 173 BSR         | 1976                       | UA                    | 36,000                   | 9,104.40                  | 100%                           |
| 193 BSR         | 1963                       | D                     | 20,000                   | 5,058.00                  | 100%                           |
| 198 BSR         | 1961                       | UA                    | 30,000                   | 7,587.00                  | 71%                            |
| 214 BSR         | 1962                       | UA                    | 45,000                   | 11,380.50                 | 67%                            |
| 512 Beacon St.  | 1976                       | D                     | 280,000                  | 70,812.00                 | 100%                           |
| 1 Buswell St.   | 1978                       | D                     | 38,000                   | 9,610.20                  | 100%                           |
| 2 Buswell St.   | 1978                       | UA                    | 50,000                   | 12,645.00                 | 100%                           |



| (1)<br>LOCATION     | (2)<br>ACQUISITION<br>DATE | (3)<br>PRESENT<br>USE | (4)<br>ASSESSED<br>VALUE | (5)<br>TAX DUE<br>FY 1980 | (6)<br>PERCENTAGE<br>EXEMPTION |
|---------------------|----------------------------|-----------------------|--------------------------|---------------------------|--------------------------------|
| 3 Buswell St.       | 1979                       | UA                    | \$ 26,800                | \$ 6,777.72               | 100%                           |
| 5 Buswell St.       | 1978                       | UA                    | 25,000                   | 6,322.50                  | 100%                           |
| 6 Buswell St.       | 1978                       | UA                    | 96,000                   | 24,278.40                 | 92%                            |
| 10-18 Buswell St.   | 1956                       | UA                    | 225,000                  | 28,451.25                 | 100%                           |
| 11 Buswell St.      | 1977                       | D                     | 10,000                   | 2,529.00                  | 100%                           |
| 17 Buswell St.      | 1978                       | UA                    | 32,800                   | 8,295.12                  | 100%                           |
| 22 Buswell St.      | 1978                       | UA                    | 56,000                   | 14,162.40                 | 96%                            |
| 24 Buswell St.      | 1978                       | UA                    | 59,000                   | 14,921.10                 | 96%                            |
| 29 Buswell St.      | 1979                       | D                     | 7,500                    | 1,896.75                  | 100%                           |
| 34 Buswell St.      | 1978                       | UA                    | 81,800                   | 20,687.22                 | 79%                            |
| 35 Buswell St.      | 1978                       | UA                    | 28,000                   | 7,081.20                  | 75%                            |
| 37 Buswell St.      | 1978                       | UA                    | 18,000                   | 4,552.20                  | 100%                           |
| 38 Buswell St.      | 1966                       | UA                    | 40,000                   | 10,116.00                 | 60%                            |
| 39 Buswell St.      | 1978                       | UA                    | 28,000                   | 7,081.20                  | 100%                           |
| 45 Buswell St.      | 1979                       | D                     | 10,000                   | 2,529.00                  | 100%                           |
| 47 Buswell St.      | 1979                       | D                     | 10,000                   | 2,529.00                  | 100%                           |
| 50-52 Buswell St.   | 1978                       | UA                    | 60,000                   | 15,174.00                 | 100%                           |
| 627-629 Conn. Ave.  | 1974                       | UA/Comm/AO            | 150,000                  | 37,935.00                 | 75%                            |
| 708 Conn. Ave.      | 1978                       | UA/Comm               | 36,800                   | 9,306.72                  | 50%                            |
| 1019-1023 Conn.     | 1977                       | AO/Comm               | 180,000                  | 45,522.00                 | 67%                            |
| 1106-1110 Conn.     | 1977                       | UA/Comm               | 260,000                  | 65,754.00                 | 63%                            |
| 11-19 Deerfield     | 1978                       | AO/Comm               | 275,000                  | 69,547.50                 | 87%                            |
| 53-57 Deerfield     | 1979                       | UA                    | 49,400                   | 12,493.26                 | 50%                            |
| 42 Cunningham St.   | 1968                       | P/Comm                | 5,500                    | 1,390.95                  | 75%                            |
| 258 Huntington Ave. | 1977                       | AO/Stor               | 175,000                  | 44,257.50                 | 100%                           |
| 500 Park Drive      | 1977                       | UA                    | 26,600                   | 6,727.14                  | 100%                           |
| 504 Park Drive      | 1977                       | UA                    | 25,900                   | 6,550.11                  | 100%                           |

\* Currently partially exempt (50%).



| (1)            | (2)                 | (3)            | (4)               | (5)                | (6)                     |
|----------------|---------------------|----------------|-------------------|--------------------|-------------------------|
| LOCATION       | ACQUISITION<br>DATE | PRESENT<br>USE | ASSESSED<br>VALUE | TAX DUE<br>FY 1980 | PERCENTAGE<br>EXEMPTION |
| 509 Park Drive | 1978                | UA             | \$ 117,000        | \$29,589.30        | 100%                    |
| 515 Park Drive | 1977                | UA             | 40,000            | 10,116.00          | 100%                    |
| SWs Buick St.  | 1966                | P              | 10,000            | 2,529.00           | 100%                    |

3/11/80



EXHIBIT C

I. BAY STATE ROAD - 15 Buildings

Conditional Use Permits Required

Denied by Board of Appeals, July 10, 1979. Appeal  
filed in Suffolk Superior Court, August 7, 1979

| (1)<br>LOCATION | (2)<br>LEGAL OCCUPANCY        | (3)<br>PRESENT OCCUPANCY | (4)<br>DATE ACQUIRED |
|-----------------|-------------------------------|--------------------------|----------------------|
| 60 BSR          | 10 Families Apts.             | Student Apartments       | 6/15/78              |
| 62 BSR          | 10 Apts.                      | Student Apartments       | 7/ 6/78              |
| 65 BSR          | 6 Family plus<br>Dr.'s Office | Fac/Staff/Stu Apts       | 7/31/75              |
| 67 BSR          | Dr.'s Office and<br>3 Apts.   | Academic Offices         | 1/31/77              |
| 73 BSR          | 7 Apts.                       | Fac/Staff/Stu Apts       | 2/17/78              |
| 84 BSR          | 10 Apts.                      | Student Apartments       | 5/25/78              |
| 86 BSR          | 9 Apts.                       | Student Apartments       | 6/ 1/78              |
| 88 BSR          | 1 Family                      | Student Apartments       | 12/15/76             |
| 94 BSR          | Lodging House                 | Student Apartments       | 8/ 1/78              |
| 113 BSR         | 6 Apts.                       | Fac/Staff/Stu Apts       | 6/24/75              |
| 133 BSR         | 3 Family                      | Fac/Staff/Stu Apts       | 9/14/77              |
| 139 BSR         | 6 Apts.                       | Fac/Staff/Stu Apts       | 12/15/76             |
| 171 BSR         | 10 Apts.                      | Fac/Staff/Stu Apts       | 5/30/78              |
| 172 BSR         | 1 Family                      | Dormitory                | 10/19/76             |
| 173 BSR         | 5 Apts. and Dr.'s<br>Office   | Fac/Staff/Stu Apts       | 1/30/76              |



EXHIBIT C

## II. SOUTH CAMPUS - 23 Buildings

## Conditional Use Permits Required

Board of Appeals Hearing, June 12, 1979 - Approval Pending

| (1)<br>LOCATION          | (2)<br>LEGAL OCCUPANCY | (3)<br>PRESENT OCCUPANCY        | (4)<br>DATE ACQUIRED |
|--------------------------|------------------------|---------------------------------|----------------------|
| 1 Buswell                | 16 Apts                | Dormitory                       | 6/2/78               |
| 2 Buswell/<br>16 Arundel | 16 Apts.               | Student Apartments              | 2/12/78              |
| 3 Buswell                | 9 Apts.                | Student Apartments              | 6/28/79              |
| 5 Buswell                | 9 Apts.                | Student Apartments              | 5/31/78              |
| 6 Buswell                | 24 Apts.               | Student Apartments              | 6/ 2/78              |
| 11 Buswell               | Lodging Hse.           | Dormitory                       | 1/13/78              |
| 10-18 Buswell            | Apartments             | Student Apartments<br>(married) | 12/28/56             |
| 17 Buswell               | 10 Apts.               | Student Apartments              | 6/15/78              |
| 22 Buswell               | 24 Apts.               | Student Apartments              | 5/16/78              |
| 24 Buswell               | 24 Apts.               | Student Apartments              | 5/16/78              |
| 29 Buswell               | Lodging Hse.           | Dormitory                       | 6/28/79              |
| 34 Buswell               | 29 Apts.               | Student Apartments              | 5/16/78              |
| 35 Buswell               | 8 Apts.                | Student Apartments              | 5/31/78              |
| 37 Buswell               | 1 Family               | Dormitory                       | 6/ 6/78              |
| 39 Buswell               | Lodging Hse.           | Student Apartments              | 5/31/78              |
| 45 Buswell               | 1 Family               | Dormitory                       | 6/28/79              |
| 47 Buswell               | 1 Family               | Dormitory                       | 6/28/79              |
| 50 Buswell               | 8 Apts.                | Student Apartments              | 5/16/78              |
| 52 Buswell               | 8 Apts.                | Student Apartments              | 5/16/78              |
| 500 Park Drive           | 3 Family Dwell-<br>ing | Student Apartments              | 1/13/78              |



EXHIBIT C

(South Campus)

| (1)            | (2)                          | (3)                | (4)           |
|----------------|------------------------------|--------------------|---------------|
| LOCATION       | LEGAL OCCUPANCY              | PRESENT OCCUPANCY  | DATE ACQUIRED |
| 504 Park Drive | 3 Family Dwelling and Office | Student Apartments | 1/13/78       |
| 509 Park Drive | 34 Apts.                     | Student Apartments | 6/16/78       |
| 515 Park Drive | 12 Families                  | Student Apartments | 8/31/77       |



EXHIBIT C

III.. HAMILTON HOUSE

Board of-Appeals issued conditional use permit with five-year limitation,  
April 10, 1979. Appeal filed in Suffolk Superior Court, July 11, 1979.

| (1)<br>LOCATION                    | (2)<br>LEGAL OCCUPANCY                                                                        | (3)<br>PRESENT OCCUPANCY | (4)<br>DATE ACQUIRED |
|------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------|----------------------|
| 1106-1110 Common-<br>wealth Avenue | Rest., Lounges,<br>Stores, Offices,<br>Auto and Truck Sales,<br>102 Apts./Hotel<br>Dorm Units | Stu Apts./Commercial     | 9/ 2/77              |



EXHIBIT C

IV. MISCELLANEOUS PROPERTIES WITH OCCUPANCY DISCREPANCIES - 12 Buildings  
(First Priority)

## Conditional Use Permits Required

| (1)<br>LOCATION                         | (2)<br>LEGAL OCCUPANCY | (3)<br>PRESENT OCCUPANCY          | (4)<br>DATE ACQUIRED    |
|-----------------------------------------|------------------------|-----------------------------------|-------------------------|
| *11-19 Deerfield St.                    | Offices-Post Office    | Academic Offices--<br>Post Office | 6-30-78                 |
| *258 Huntington Ave.                    | School                 | Academic Offices<br>& Storage     | 3-16-78                 |
| *312 Beacon St.                         | Dormitory              | Dormitory                         | 10-26-76                |
| *632 Beacon St.                         | School                 | Academic Offices                  | Beneficial<br>Ownership |
| *51-53 Bay State Rd.<br>(1 Raleigh St.) | Offices                | Academic Offices                  | 12-5-75                 |
| 53-57 Deerfield St.                     | 10 Apartments          | Faculty/Staff<br>Apartments       | 10-31-79                |
| 96-98-100 Mountfort St.                 | 20 Tenements           | 21 Apartments                     | 1-30-80                 |
| <hr/>                                   |                        |                                   |                         |
| 78 Bay State Rd.                        | 10 Families            | Student Apartments                | 5-29-80**               |
| 80 Bay State Rd.                        | 10 Families            | Student Apartments                | 5-29-80**               |
| 41 Buswell St.                          | 8 Apartments           | Student Apartments                | 3-28-80**               |
| 43 Buswell St.                          | Lodging House          | Dormitory                         | 3-28-80**               |
| 55 Buswell Street                       | 12 Apartments          | Student Apartments                | 6-30-80**               |

\*Building Commissioner must determine if Conditional Use Change is required.

\*\*Properties on which purchase and sale agreements signed. Filings for Conditional Use Permits to follow.



EXHIBIT C

V. ADDITIONAL MISCELLANEOUS PROPERTIES WITH OCCUPANCY DISCREPANCIES-  
(Second Priority) 61 Buildings

## Conditional Use Permits Required

| (1)<br>LOCATION    | (2)<br>LEGAL OCCUPANCY                | (3)<br>PRESENT OCCUPANCY                  | (4)<br>DATE ACQUIRED |
|--------------------|---------------------------------------|-------------------------------------------|----------------------|
| 12-14 Babbitt St.  | Light Manufacturing<br>(xray machine) | Academic-Storage                          | 1-26-71              |
| 22 Babbitt St.     | Garage                                | Academic                                  | 1-26-71              |
| 69 Bay State Rd.   | Dr.'s Office &<br>5 suites            | Faculty/Staff<br>Student Apartments       | 7-8-55               |
| 71 Bay State Rd.   | 8 Apartments                          | Faculty/Staff<br>Student Apartments       | 7-8-55               |
| 90 Bay State Rd.   | 1 Family Dwelling                     | Dormitory                                 | 7-1-66               |
| 92 Bay State Rd.   | Lodging House, Apts.                  | Dormitory                                 | 6-28-66              |
| 96 Bay State Rd.   | 12 Apartments                         | Faculty/Staff Apts.<br>& Dentist's Office | 6-29-62              |
| 112 Bay State Rd.  | Residence                             | Faculty/Staff Apts.                       | 9-30-71              |
| 116 Bay State Rd.  | 1 Family Residence                    | Academic Offices                          | 12-30-71             |
| 118 Bay State Road | 1 Family Residence                    | Academic Offices                          | 5-19-64              |
| 121 Bay State Rd.  | School & Residence                    | Academic Offices                          | 9-23-64              |
| 125 Bay State Rd.  | 1 Family Dwelling                     | Academic Offices                          | 5-27-66              |
| 128 Bay State Rd.  | 1 Family & Dr.'s Office               | Academic Offices                          | 9-30-68              |
| 141 Bay State Rd.  | 2 Families                            | Academic Offices                          | 8-31-62              |
| 145 Bay State Rd.  | Dormitory                             | Academic Offices                          | 1-26-42              |
| 152 Bay State Rd.  | No Record of Legal<br>Occupancy       | Lahey Clinic<br>Foundation                | 11-5-59              |
| 164 Bay State Rd.  | 1 Family Dwelling                     | Dormitory                                 | 6-16-66              |
| 167 Bay State Rd.  | Hospital                              | Dormitory                                 | 2-15-57              |
| 169 Bay State Rd.  | School Purposes                       | Dormitory                                 | 2-15-57              |
| 178 Bay State Rd.  | 1 Family & Dentist                    | Dormitory                                 | 11-21-67             |
| 185 Bay State Rd.  | Dormitory & 1 Family<br>(5 persons)   | Dormitory                                 | 1-16-64              |
| 193 Bay State Rd.  | Residence & Apartment<br>(4th Floor)  | Dormitory                                 | 2-6-63               |



EXHIBIT C

## V. ADDITIONAL MISCELLANEOUS PROPERTIES WITH OCCUPANCY DISCREPANCIES

| (1)<br>LOCATION             | (2)<br>LEGAL OCCUPANCY                                       | (3)<br>PRESENT OCCUPANCY          | (4)<br>DATE ACQUIRE       |
|-----------------------------|--------------------------------------------------------------|-----------------------------------|---------------------------|
| 194 Bay State Rd.           | 1 Family Dwelling                                            | Dormitory                         | 6-30-65                   |
| 195 Bay State Rd.           | 8 Apartments                                                 | Academic Offices                  | 9-28-66                   |
| 197 Bay State Rd.           | Dormitory (fraternal)                                        | Academic Offices                  | 9-28-66                   |
| 198 Bay State Rd.           | 8 Apartments                                                 | Faculty/Staff/Student Apartments  | 5-19-61                   |
| 200 Bay State Rd.           | Rooming House                                                | Dormitory                         | 1-16-64                   |
| 202 Bay State Rd.           | Guest House                                                  | Dormitory                         | 1-16-64                   |
| 207 Bay State Rd.           | Fraternity House                                             | Academic Offices                  | 12-30-69                  |
| 208 Bay State Rd.           | Dormitory (girls)                                            | Academic Offices                  | 12-7-59                   |
| 209 Bay State Rd.           | 2 Family Residence                                           | Academic Offices                  | 3-1-73                    |
| 210 Bay State Rd.           | 9 Apartments                                                 | Academic Offices                  | 9-25-69                   |
| 212 Bay State Rd.           | 10 Apartments                                                | Academic Offices                  | 9-25-69                   |
| 225 Bay State Rd.           | 1st: Faculty Lounge/<br>Upper: No Use or Occupancy on Record | Academic Offices;<br>Faculty Club | 2-1-39                    |
| 226 Bay State Rd.           | Offices/10 Families                                          | Academic Offices                  | 4-1-20                    |
| 232 Bay State Rd.           | 2 & 3 Room Suites                                            | Academic Offices                  | 4-1-20                    |
| 264 Bay State Rd.           | School Office for Students                                   | Academic Offices                  | 4-15-20                   |
| 270 Bay State Rd.           | 40 Apartments                                                | Academic Offices                  | 4-15-20                   |
| 517, 519, 521<br>Beacon St. | 517-1 Dwelling; 519-<br>Lodging House; 521 -<br>1 Dwelling   | Dormitory                         | 5-24-68<br>521 in<br>7-62 |
| 531 Beacon St.              | Dormitory                                                    | Dormitory                         | 12-17-54                  |
| 632 Beacon St.              | Offices                                                      | Academic Offices                  | Beneficial<br>Ownership   |
| 25 Buick St.                | Office, Storage, Lt.<br>Man., Garage                         | Academic Offices<br>Shops         | 9-30-66                   |



EXHIBIT C

## V. ADDITIONAL MISCELLANEOUS PROPERTIES WITH OCCUPANCY DISCREPANCIES

| (1)<br>LOCATION        | (2)<br>LEGAL OCCUPANCY              | (3)<br>PRESENT OCCUPANCY                      | (4)<br>DATE ACQUIRED |
|------------------------|-------------------------------------|-----------------------------------------------|----------------------|
| 38 Buswell St. .:      | Tenements                           | Student Apartments                            | 6-2-66               |
| 40 Buswell St.         | Lodging House                       | Dormitory                                     | 12-28-67             |
| 42 Buswell St.         | Lodging House                       | Dormitory                                     | 12-28-67             |
| 44 Buswell St.         | Lodging House                       | Dormitory                                     | 12-28-67             |
| 48 Buswell St.         | Lodging House                       | Dormitory                                     | 12-28-67             |
| 146 Comm. Ave. .       | Lodging                             | Dormitory                                     | 12-20-33             |
| 481 Comm. Ave. . . . . | Lodging House                       | Dormitory                                     | 5-24-63              |
| 483 Comm. Ave.         | Lodging House                       | Dormitory                                     | 5-24-68              |
| 616-620 Comm. Ave.     | Classrooms, Offices,<br>Labs, Shops | Academic - Classrooms<br>Offices, Labs, Shops | 9-23-71              |
| 627 Comm. Ave.         | 6 Apartments, 2 Stores              | Student Apartments<br>& Commercial Property   | 7-31-74              |
| 629 Comm. Ave.         | 4 Apartments, 2 Stores              | (combined with 627<br>Comm. Ave.)             | 7-31-74              |
| 665 Comm. Ave.         | Gas Station                         | Commercial Parking                            | 11-18-77             |
| 704 Comm. Ave.         | 2 Stores, 32 Apts.                  | Academic Offices                              | 5-31-66              |
| 708 Comm. Ave.         | Retail and 4 Apts.                  | Faculty/Staff Apts.<br>& Commercial Property  | 3-3-78               |
| 718 Comm. Ave.         | 30 Apartments                       | Academic Offices                              | 5-31-66              |
| 1019 Comm. Ave.        | Offices & Stores                    | Academic Offices &<br>Commercial Property     | 6-29-77              |
| 28 Cunningham St.      | Restaurant                          | Commercial Property<br>& Academic Parking     | 12-28-70             |



## V. ADDITIONAL MISCELLANEOUS PROPERTIES WITH OCCUPANCY DISCREPANCIES

| (1)<br>LOCATION   | (2)<br>LEGAL OCCUPANCY                                     | (3)<br>PRESENT OCCUPANCY                  | (4)<br>DATE ACQUIRED |
|-------------------|------------------------------------------------------------|-------------------------------------------|----------------------|
| 42 Cummington St. | No Jacket                                                  | Commercial Property<br>& Academic Parking | 11-4-88              |
| 32 Gaffney St.    | Grandstand (Day Care<br>Center listed as 10-20<br>Gaffney) | Academic Offices and<br>Day Care Center   | 10-30-53             |

3/11/80



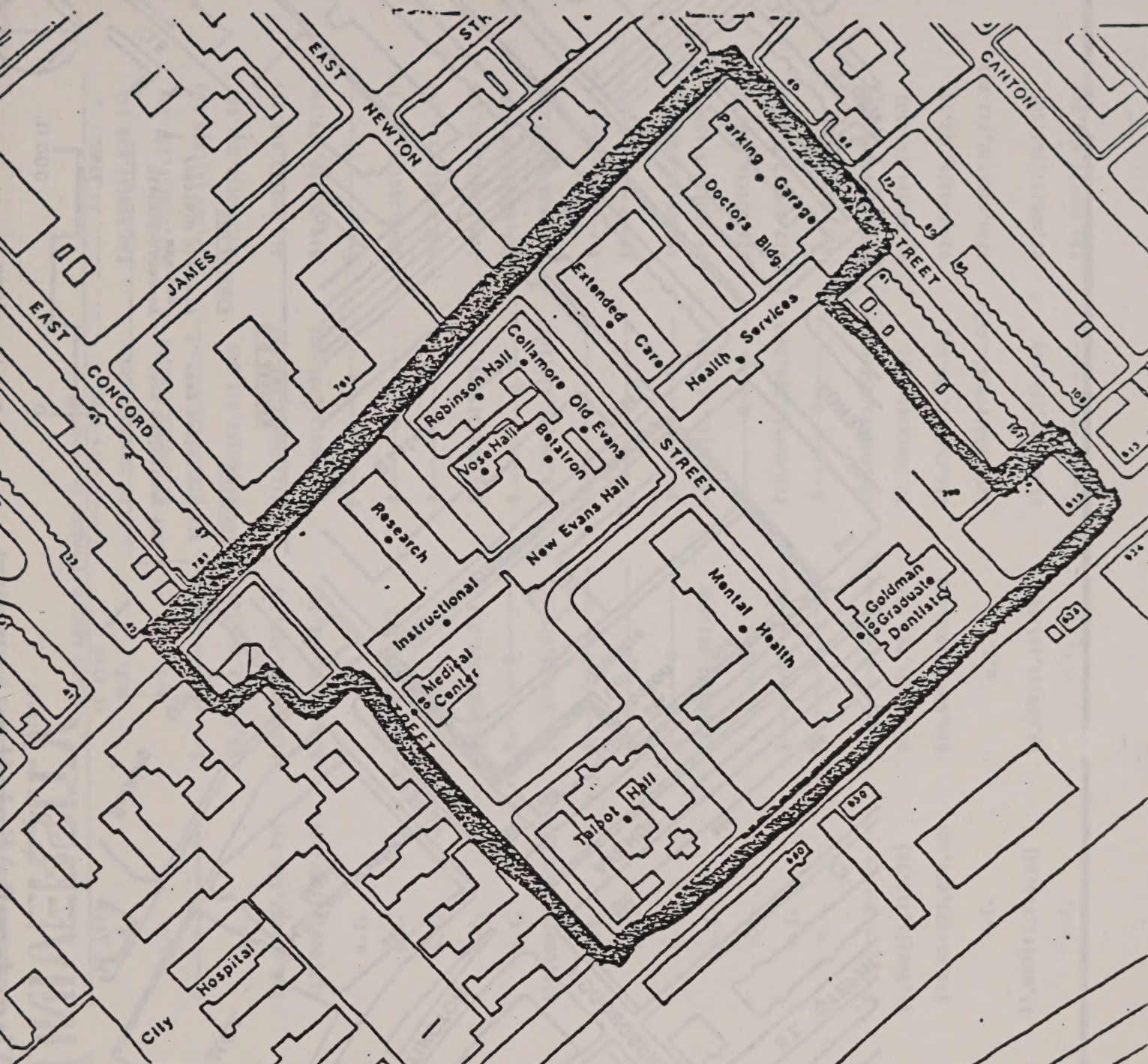


EXHIBIT D-2

MEDICAL CENTER CAMPUS

LOCATION

78-80 E. Concord St.  
E. Concord St.  
E. Concord St.  
100 E. Newton St.  
778 Harrison Ave.

PRESENT USE

Academic-Medical  
Academic-Parking  
Academic-Parking  
Academic-Grad. Dent.  
Academic-Medical

**BOSTON**

**UNIVERSITY**

Boston University Medical Center & Vicinity

October 1978



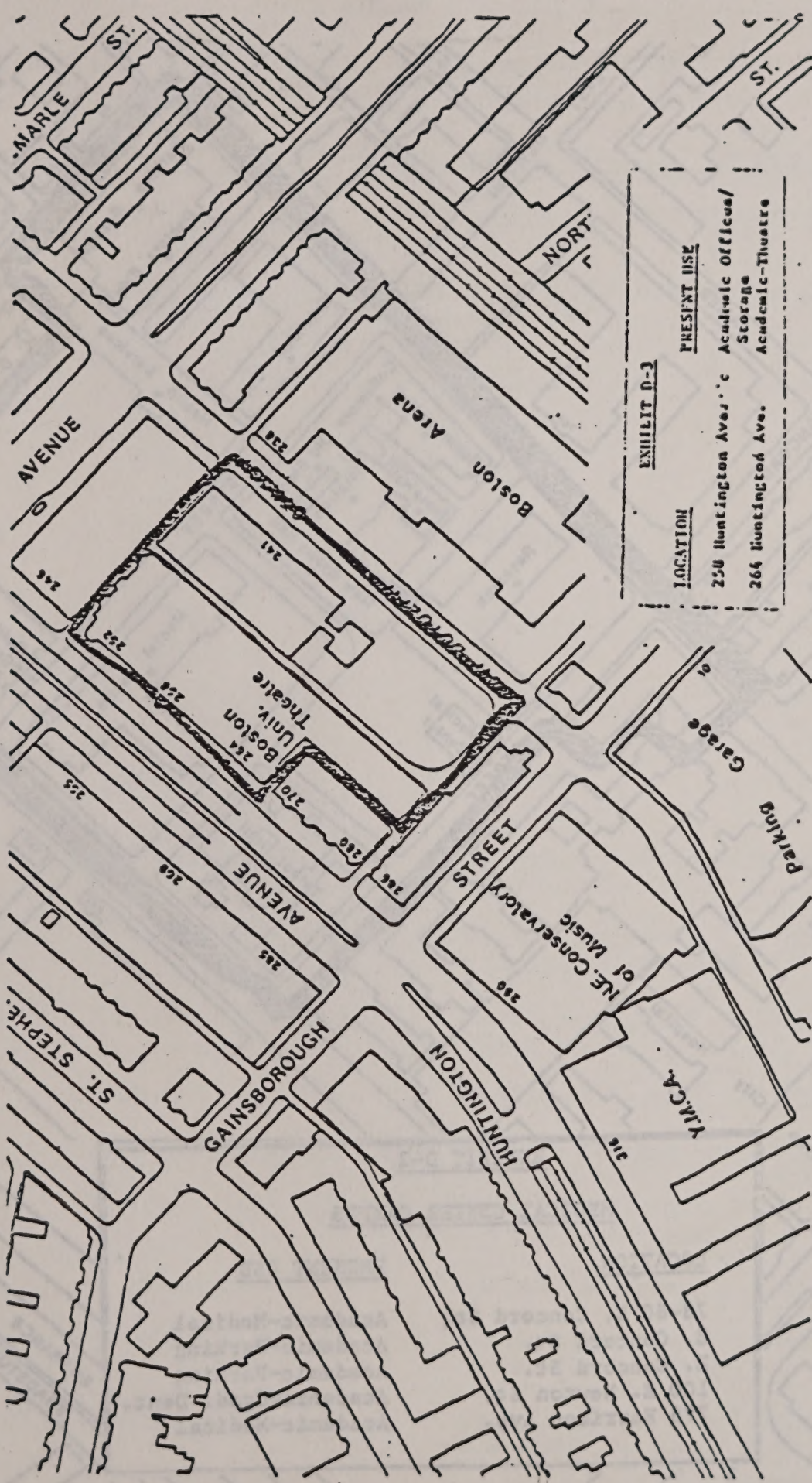


EXHIBIT D-3

| LOCATION            | PRESIDENT USE           |
|---------------------|-------------------------|
| 258 Huntington Ave. | Academic Office/Storage |
| 264 Huntington Ave. | Academic Theatre        |

# BOSTON UNIVERSITY

## Boston University Theatre & Vicinity



October 1970



(Exemptions, Partial Exemption, Overvaluation)  
(n.f. = no filing)

| LOCATION        | WARD PARCEL | AMOUNT ADATED VALUE (\$ AMOUNT) |                      |                        |
|-----------------|-------------|---------------------------------|----------------------|------------------------|
|                 |             | FY 1977                         | FY 1978              | FY 1980                |
| 60 DSR          | 05/3776     | n.f.                            | n.f.                 | \$1,000(\$252.90)      |
| 62 DSR          | 05/3775     | n.f.                            | n.f.                 | \$7,000(\$1,770.30)    |
| 65 DSR          | 05/3733     | \$-----0-----                   | \$-----0-----        | \$12,000 (\$3,034.00)  |
| 67 DSR          | 05/3734     | n.f.                            | \$4,000(\$1,011.60)  | \$32,000(\$8,092.00)   |
| 69 DSR          | 05/3735     | \$13,000(\$3,287.70)            | \$13,000(\$3,287.70) | \$15,500(\$3,919.95)   |
| 71 DSR          | 05/3736     | \$13,000(\$3,287.70)            | \$13,000(\$3,287.70) | \$10,000(\$2,529.00)   |
| 73 DSR          | 05/3737     | n.f.                            | n.f.                 | \$-----0-----          |
| 84 DSR          | 05/3764     | n.f.                            | \$2,000(\$505.00)    | \$25,300(\$6,398.37)   |
| 86 DSR          | 05/3763     | n.f.                            | n.f.                 | \$-----0-----          |
| 88 DSR          | 05/3762     | n.f.                            | \$1,500(\$379.35)    | \$10,500(\$2,655.45)   |
| 94 DSR          | 05/3759     | n.f.                            | \$-----0-----        | \$28,000(\$7,081.20)   |
| 96 DSR          | 05/3750     | \$30,000(\$9,610.20)            | \$38,000(\$9,610.20) | \$32,000(\$8,092.00)   |
| 112 DSR         | 05/4024     | n.f.                            | \$-----0-----        | \$-----0-----          |
| 113 DSR         | 05/4033     | n.f.                            | \$-----0-----        | \$-----0-----          |
| 133 DSR         | 05/4041     | n.f.                            | \$-----0-----        | \$9,500(\$2,402.55)    |
| 139 DSR         | 05/4044     | n.f.                            | \$4,000(\$1,011.60)  | \$3,500(\$885.15)      |
| 171 DSR         | 05/4058     | n.f.                            | n.f.                 | \$27,000(\$6,828.30)   |
| 172 DSR         | 05/4124     | n.f.                            | \$-----0-----        | \$12,000(\$3,034.00)   |
| 173 DSR         | 05/4059     | n.f.                            | \$-----0-----        | \$1,500(\$379.35)      |
| 193 DSR         | 05/4069     | \$-----0-----                   | \$-----0-----        | \$20,000(\$5,058.00)   |
| 198 DSR         | 05/4111     | \$4,800(\$1,213.92)             | \$4,800(\$1,213.92)  | \$5,000(\$1,264.50)    |
| 214 DSR         | 05/4103     | \$20,000(\$5,058.00)            | \$20,000(\$5,058.00) | \$25,000(\$6,322.50)   |
| 312 Beacon      | 05/3696     | n.f.                            | n.f.                 | \$280,000(\$70,812.00) |
| Duick St. (SUS) | 21/400-1    | \$5,000(\$1,264.50)             | \$5,000(\$1,264.50)  | \$5,000(\$1,264.50)    |
| 1 Duovell St.   | 21/250      | n.f.                            | n.f.                 | \$30,000(\$9,610.20)   |



| LOCATION             | WARD PARCEL | AMOUNT ADATED [VALUE (\$ AMOUNT)] |                       |                          |
|----------------------|-------------|-----------------------------------|-----------------------|--------------------------|
|                      |             | FY 1977                           | FY 1979               | FY 1980                  |
| 2 Buswell St.        | 21/203      | n.f.                              | n.f.                  | \$50,000(\$12,645.00)    |
| 3 Buswell St.        | 21/260      | n.f.                              | n.f.                  | \$26,800(\$6,777.72)     |
| 5 Buswell St.        | 21/261      | n.f.                              | n.f.                  | \$25,000(\$6,322.50)     |
| 6 Buswell St.        | 21/202      | n.f.                              | n.f.                  | \$08,300(\$22,331.07)    |
| 10-18 Buswell St.    | 21/201      | n.f.                              | n.f.                  | \$112,500(\$20,451.25) * |
| 11 Buswell St.       | 21/264      | n.f.                              | n.f.                  | \$10,000(\$2,529.00)     |
| 17 Buswell St.       | 21/267      | n.f.                              | n.f.                  | \$22,800(\$8,295.12)     |
| 22 Buswell St.       | 21/200      | n.f.                              | n.f.                  | \$6,000(\$14,162.40)     |
| 24 Buswell St.       | 21/199      | n.f.                              | n.f.                  | \$59,000(\$14,921.10)    |
| 29 Buswell St.       | 21/244      | n.f.                              | n.f.                  | \$7,500(\$1,896.75)      |
| 34 Buswell St.       | 21/240      | n.f.                              | n.f.                  | \$64,600 (\$16,337.34)   |
| 35 Buswell St.       | 21/247      | n.f.                              | n.f.                  | \$21,000(\$5,310.90)     |
| 37 Buswell St.       | 21/240      | n.f.                              | n.f.                  | \$10,000(\$4,552.20)     |
| 38 Buswell St.       | 21/239      | \$20,170(\$5,100.49)              | \$23,420(\$5,923.93)  | \$24,000(\$6,069.60)     |
| 39 Buswell St.       | 21/249      | n.f.                              | n.f.                  | \$20,000(\$7,001.20)     |
| 45 Buswell St.       | 21/252      | n.f.                              | n.f.                  | \$10,000(\$2,529.00)     |
| 47 Buswell St.       | 21/253      | n.f.                              | n.f.                  | \$10,000(\$2,259.00)     |
| 50-52 Buswell St.    | 21/234      | n.f.                              | n.f.                  | \$60,000(\$15,174.00)    |
| 627 Commonwealth     | 03/4007     | \$-----0-----                     | \$-----0-----         | \$20,000 (\$5,000.00)    |
| 629 Commonwealth     | 03/4008     | \$-----0-----                     | \$-----0-----         | \$15,000(\$3,793.50)     |
| 659-665 Commonwealth | 05/4100     | n.f.                              | n.f.                  | \$25,000(\$6,322.50)     |
| 700 Commonwealth     | 21/347-1    | \$-----0-----                     | n.f.                  | \$-----0-----            |
| 708 Commonwealth     | 21/328      | n.f.                              | n.f.                  | \$-----0-----            |
| 722 Commonwealth     | 21/323      | \$4,300(\$1,007.47)               | \$2,100(\$531.09)     | \$2,100(\$531.09)        |
| 726 Commonwealth     | 21/322      | \$40,500(\$10,242.45)             | \$40,500(\$10,242.45) | \$40,500(\$10,242.45)    |
| 779 Commonwealth     | 21/321      | \$7,800(\$1,972.62)               | \$7,800(\$1,972.62)   | \$7,800(\$1,972.62)      |
| 949 Commonwealth     | 21/404-1    | N/A                               | N/A                   | N/A                      |



| LOCATION                                             | HAND PARCEL | AMOUNT ADATED - [VALUE (\$ AMOUNT)] |                                        |                           |
|------------------------------------------------------|-------------|-------------------------------------|----------------------------------------|---------------------------|
|                                                      |             | FT 1977                             | FT 1979                                | FT 1980                   |
| 1019-1023 Comm.                                      | 21/460      | n.f.                                | \$50,000(\$12,645.00)                  | \$ 50,000(\$12,645.00)    |
| 1106-1110 Comm.                                      | 21/1594     | n.f.                                | \$-----0-----                          | \$ 02,900(\$20,965.41)    |
| 42 Cunningham St.<br>(Lot 2A SS)                     | 21/206      | \$-----0-----                       | \$-----0-----                          | \$-----0-----             |
| 11-19 Deerfield                                      | 05/3757     | n.f.                                | n.f.                                   | \$210,000(\$53,109.00)    |
| 53-57 Deerfield                                      | 05/3746     | n.f.                                | n.f.                                   | \$-----0-----             |
| Lot 47 BSR                                           | 05/4027     | n.f.                                | n.f.                                   | n.f.                      |
| Lot 48 BSR                                           | 05/4028     | n.f.                                | n.f.                                   | n.f.                      |
| Lot 49 Deerfield                                     | 05/4029     | n.f.                                | n.f.                                   | n.f.                      |
| 8 Gaffney St.                                        | 21/404      | n.f.                                | \$130,000(\$32,877)                    | n.f.                      |
| 258 Huntington                                       | 04/2299     | n.f.                                | n.f.                                   | \$175,000(\$44,257.50)    |
| 300 Park Drive                                       | 21/242      | n.f.                                | n.f.                                   | \$ 26,600(\$6,727.14)     |
| 504 Park Drive                                       | 21/241      | n.f.                                | n.f.                                   | \$ 25,900(\$6,550.11)     |
| 509 Park Drive                                       | 21/268      | n.f.                                | n.f.                                   | \$117,000(\$29,589.30)    |
| 515 Park Drive                                       | 21/269      | n.f.                                | n.f.                                   | \$ 40,000(\$10,116.00)    |
| TOTALS:                                              |             | \$166,570(\$42,125.05)              | \$ 359,120(\$90,822.46)                | \$2,229,500(\$563,840.55) |
| University received funds - see I.(D) of Agreement   |             |                                     | \$804,700(\$203,508.63)                |                           |
| AA Partial payment received - see I.(D) of Agreement |             |                                     | GRAND TOTAL: \$3,559,890(\$900,296.69) |                           |



EXHIBIT E-1

The following properties owned by the University are currently and will remain exempt from real estate taxation.

CHARLES RIVER CAMPUS

| <u>Location</u>         | <u>Present Use</u>         |
|-------------------------|----------------------------|
| Babbitt Street: 12      | Academic-Storage           |
| 18                      | Academic-Parking           |
| 22                      | Academic                   |
| Babcock Street: 270-285 | Dormitory/Physical Ed.     |
| Bay State Road: (30)    | (Dormitory-Myles Standish) |
| (53)                    | (Academic Offices)         |
| 79                      | Dormitory                  |
| 81                      | Dormitory                  |
| 83                      | Dormitory                  |
| 90                      | Dormitory                  |
| 91                      | Dormitory-Shelton Hall     |
| 92                      | Dormitory                  |
| 114                     | Vacant                     |
| 116                     | Academic Offices           |
| 118                     | Academic Offices           |
| 121                     | Academic Offices           |
| 125                     | Academic Offices           |
| 128                     | Academic Offices           |
| 136-148                 | Dormitory-The Towers       |
| 141                     | Academic Offices           |
| 145                     | Academic Offices           |
| 147                     | Academic Offices           |
| 152                     | Lahey Clinic Foundation    |
| 153                     | Dormitory                  |
| 154                     | Dormitory                  |
| 157                     | Dormitory                  |
| 158                     | Dormitory                  |
| 159                     | Dormitory                  |
| 160-162                 | Dormitory                  |
| 161                     | Dormitory                  |



EXHIBIT E-1LocationPresent Use

|                     |                  |
|---------------------|------------------|
| Bay State Road: 163 | Dormitory        |
| (continued) 164     | Dormitory        |
| 166                 | Dormitory        |
| 167-169             | Dormitory        |
| 168                 | Dormitory        |
| 170                 | Academic-Parking |
| 175                 | Dormitory        |
| 176                 | Dormitory        |
| 177                 | Dormitory        |
| 178                 | Dormitory        |
| 179                 | Dormitory        |
| 181                 | Dormitory        |
| 182                 | Dormitory        |
| 184                 | Dormitory        |
| 185                 | Dormitory        |
| 186                 | Dormitory        |
| 188                 | Dormitory        |
| 190                 | Dormitory        |
| 191                 | Dormitory        |
| 194                 | Dormitory        |
| 195                 | Academic Offices |
| 196                 | Dormitory        |
| 197                 | Academic Offices |
| 199                 | Dormitory        |
| 200-202             | Dormitory        |
| 201                 | Dormitory        |
| 203                 | Dormitory        |
| 206                 | Dormitory        |
| 207                 | Academic Offices |
| 208                 | Academic Offices |
| 209                 | Academic Offices |
| 210-212             | Academic Offices |



EXHIBIT E-1

| <u>Location</u>      |                                     | <u>Present Use</u>              |
|----------------------|-------------------------------------|---------------------------------|
| Bay State Road:      | 213-217                             | Park                            |
| (continued)          | 225                                 | Academic Offices & Faculty Club |
|                      | 226                                 | Academic Offices                |
|                      | 232                                 | Academic Offices                |
|                      | 236                                 | Academic Offices                |
|                      | End Bay State Rd.                   | Academic Parking                |
|                      | 264-270                             | Academic - SSW                  |
|                      | Lot 28,29 - Corner<br>of BSR/Granby | Park                            |
| Beacon Street:       | 517                                 | Dormitory                       |
|                      | 519                                 | Dormitory                       |
|                      | 521                                 | Dormitory                       |
|                      | 531                                 | Dormitory                       |
|                      | 590-626 (30 BSR)                    | Dormitory/Myles Standish        |
|                      | 632                                 | Academic Offices                |
| Buick Street:        | 25                                  | Academic Offices                |
| Buswell Street:      | 10-18                               | Student Apartments/Warren Hall  |
|                      | 40                                  | Dormitory                       |
|                      | 42                                  | Dormitory                       |
|                      | 44                                  | Dormitory                       |
|                      | 48                                  | Dormitory                       |
| Commonwealth Avenue: |                                     |                                 |
|                      | 146                                 | Dormitory                       |
|                      | 481                                 | Dormitory                       |
|                      | 483                                 | Dormitory                       |
|                      | 602                                 | Academic/Morse Auditorium       |



EXHIBIT E-1

| <u>Location</u>           | <u>Present Use</u>                  |
|---------------------------|-------------------------------------|
| Commonwealth Avenue:      |                                     |
| (continued) 616-620       | Academic/PIA                        |
| 626-640                   | Academic/SPC                        |
| 631-639                   | Academic/SON                        |
| 664-700                   | Dormitory/Academic/Warren Towers    |
| (inc. 111 Cummington St.) |                                     |
| 675-775                   | Academic/Main Campus                |
| 704                       | Academic Offices                    |
| 716-718                   | Academic Offices                    |
| 722-728                   | Student Apartments                  |
| 785-801                   | Academic/Sargent                    |
| N.S.                      | Vacant                              |
| 855-859                   | Academic/SFA                        |
| 871                       | Academic/CBS                        |
| 881                       | Academic Offices                    |
| Cummington Street:        |                                     |
| 2                         | Academic Offices                    |
| 20-26                     | Academic/Parking                    |
| 28                        | Offices: Student Newspaper          |
| Lot 37                    | Academic Parking                    |
| 30-38                     | Academic                            |
| 48-52                     | Academic                            |
| 64-70                     | Academic                            |
| 72-86                     | Academic                            |
| 96-100                    | Academic                            |
| 104-110                   | Academic                            |
| Gaffney Street:           |                                     |
| 8                         | Academic Offices                    |
| 32                        | Academic Office and Day Care Center |
| Huntington Avenue:        |                                     |
| 260-264                   | Academic/Theatre                    |
| Malvern:                  |                                     |
| SE Side                   | Academic/Physical Education         |
| Park Drive:               |                                     |
| 514-522                   | Dormitory                           |
| Raleigh Street:           |                                     |
| 1 (53 ESR)                | Academic Offices                    |
| 2                         | Dormitory                           |



EXHIBIT E-1

MEDICAL CENTER CAMPUS

LOCATION

PRESENT USE

78-80 East Concord Street

Academic-Medical -

East Concord Street

Academic-Parking -

East Concord Street

Academic-Parking

100 East Newton Street

Academic-Grad. Dent.

778 Harrison Avenue

Academic-Medical



EXHIBIT F

| LOCATION                                        | ASSESSED<br>VALUE | FY'80 TAX<br>(\$252.90/\$1000) | PERCENTAGE<br>EXEMPTION*<br>Req. FY'80 | PERCENTAGE<br>TAXABLE AFTER<br>EXEMP. ALLOW. | ESTIMATED<br>TAX DUE FY'80<br>EXEMP. ALLOWED |
|-------------------------------------------------|-------------------|--------------------------------|----------------------------------------|----------------------------------------------|----------------------------------------------|
| 60 BSR                                          | \$ 38,200         | \$ 9,661.00                    | 80                                     | 20                                           | \$ 1,932.00                                  |
| 62 BSR                                          | 45,000            | 11,381.00                      | 82                                     | 18                                           | 2,043.58                                     |
| 65 BSR                                          | 41,600            | 10,521.00                      | 29                                     | 71                                           | 7,469.91                                     |
| 69 BSR                                          | 41,000            | 10,369.00                      | 0                                      | 100                                          | 10,369.00                                    |
| 71 BSR                                          | 41,000            | 10,369.00                      | 0                                      | 100                                          | 10,369.00                                    |
| 73 BSR                                          | 22,000            | 5,564.00                       | 0                                      | 100                                          | 5,564.00                                     |
| 84 BSR                                          | 36,000            | 9,104.40                       | 70                                     | 30                                           | 2,731.32                                     |
| 86 BSR                                          | 33,000            | 8,345.70                       | 88                                     | 12                                           | 1,001.48                                     |
| 88 BSR                                          | 33,000            | 8,346.00                       | 32                                     | 68                                           | 5,675.28                                     |
| 96 BSR                                          | 110,000           | 27,819.00                      | 0                                      | 100                                          | 27,819.00                                    |
| 112 BSR                                         | 19,600            | 4,956.84                       | 0                                      | 100                                          | 4,956.84                                     |
| 113 BSR                                         | 25,000            | 6,323.00                       | 0                                      | 100                                          | 6,323.00                                     |
| 133 BSR                                         | 32,000            | 8,093.00                       | 30                                     | 70                                           | 5,663.10                                     |
| 139 BSR                                         | 25,000            | 6,323.00                       | 0                                      | 100                                          | 6,323.00                                     |
| 171 BSR                                         | 35,000            | 8,852.00                       | 77                                     | 23                                           | 2,035.96                                     |
| 173 BSR                                         | 36,000            | 9,104.40                       | 0                                      | 100                                          | 9,104.40                                     |
| 198 BSR                                         | 30,000            | 7,587.00                       | 0                                      | 100                                          | 7,587.00                                     |
| 214 BSR                                         | 45,000            | 11,381.00                      | 56                                     | 44                                           | 5,007.64                                     |
| Buick St (SWS)                                  | 10,000            | 2,529.00                       | 0                                      | 100                                          | 2,529.00                                     |
| 6 Buswell St.                                   | 96,000            | 24,278.00                      | 92                                     | 8                                            | 1,942.24                                     |
| 34 Buswell St.                                  | 81,800            | 20,687.00                      | 79                                     | 21                                           | 4,344.00                                     |
| 35 Buswell St.                                  | 28,000            | 7,081.00                       | 75                                     | 25                                           | 1,770.00                                     |
| 38 Buswell St.                                  | 40,000            | 10,116.00                      | 60                                     | 40                                           | 4,046.00                                     |
| 627-629 Comm                                    | 150,000           | 37,935.00                      | 0                                      | 100                                          | 37,935.00                                    |
| 659-665 Comm                                    | 109,200           | 27,617.00                      | 0                                      | 100                                          | 27,617.00                                    |
| 708 Comm Ave                                    | 36,800            | 9,307.00                       | 0                                      | 100                                          | 9,307.00                                     |
| 1019-1023 Comm                                  | 180,000           | 45,522.00                      | 0                                      | 100                                          | 45,522.00                                    |
| 1106-1110 Comm                                  | 260,000           | 65,754.00                      | 32                                     | 68                                           | 44,712.72                                    |
| 20-22 Deerfield<br>(lot 48, 49 & lot<br>47 BSR) | 52,800            | 13,353.00                      | 0                                      | 100                                          | 13,353.00                                    |
| 96-100 Mountfort                                | 80,00             | 20,232.00                      | 0                                      | 100                                          | 20,232.00                                    |
| 42 Cummington                                   | 5,500             | 1,391.00                       | 0                                      | 100                                          | 1,391.00                                     |
| 11-19 Deerfield                                 | 275,000           | 69,548.00                      | 76                                     | 24                                           | 16,691.52                                    |
| 53-57 Deerfield                                 | 49,400            | 12,493.00                      | 0                                      | 100                                          | 12,493.00                                    |

CITY OF BOSTON'S ASSESSMENT ON COMMERCIAL PORTION ONLY

|              |         |           |   |     |           |
|--------------|---------|-----------|---|-----|-----------|
| 255 Babcock  | 30,000  | 7,587.00  | 0 | 100 | 7,587.00  |
| 644-700 Comm | 63,000  | 15,933.00 | 0 | 100 | 15,933.00 |
| 722-728 Comm | 163,000 | 41,223.00 | 0 | 100 | 41,223.00 |
| 929 Comm     | 200,000 | 50,580.00 | 0 | 100 | 50,580.00 |

\*Exemption percentage based on portion of property qualified for tax exemption due to University use.

Note: Amount of exemption request may vary from year to year based upon percentage use of property for University purposes. Tax rate or changes in assessments will affect the dollar amount.



**AGREEMENT BETWEEN BOSTON UNIVERSITY AND THE CITY OF BOSTON  
RELATIVE TO THE TRANSFER OF COMMONWEALTH ARMORY FROM THE  
COMMONWEALTH OF MASSACHUSETTS TO BOSTON UNIVERSITY - DECEMBER  
1, 1984**

**PLANNED DEVELOPMENT AREA**

1. Boston University and the City of Boston agree that the University shall develop Commonwealth Armory as a Planned Development Area, as defined in Section 3-1A of the Boston Zoning Code and Enabling Act requiring the submission and approval of a master plan and a development plan or plans for the site. The City agrees that the University may, at its discretion, choose to submit either such a master plan and partial development plans or a master plan and a single development plan. The University agrees that, after the transfer of title and before development of the property begins, Boston University will submit such a plan or plans for review and approval by the City under existing provisions of law and zoning regulations.

**PROJECT ADVISORY COMMITTEE**

2. Boston University and the City agree that a Project Advisory Committee shall be formed to advise BU and the City on the master plan and development plan or plans. The Boston Redevelopment Authority shall consult with community organizations and the University to determine the composition of the Project Advisory Committee. The City recognizes that the development of the armory site will impact on neighborhoods in the Town of Brookline. The City agrees that representatives from impacted Brookline neighborhoods should be invited to serve on the Project Advisory Committee.

**PAYMENT IN LIEU OF TAXES**

3. Boston University agrees to make a payment in lieu of taxes of \$50,000 per year for the armory site which will be in addition to any other in lieu of tax payments. The payment in lieu of taxes shall commence upon the transfer of possession of the armory from the National Guard to the University. If the transfer of possession is phased, the payment in lieu of taxes shall be prorated. In the event that taxable development occurs on the armory site, the University agrees that real estate taxes shall be paid for such development. Sections I.D. (3), I.D. (6), I.E. (3) and IV of the Cooperation Agreement of July 15, 1980 shall apply to the payment in lieu of taxes and any real estate taxes paid by the University for the armory site.

December 1, 1984



## STUDENT HOUSING

4. Boston University and the City agree that, subject to enabling amendment (a) to Chapter 649, Laws of 1982, and subject to the availability of adequate financing, housing for up to 550 undergraduate and/or graduate students shall be constructed on the armory site. The University and the City agree that the housing for up to 550 students shall be included in the first phase of armory development. They further agree to conduct discussions concerning the feasibility of constructing housing for up to 800 students in total on the Armory site. If required, the City agrees to assist the University in obtaining financing for the student housing.

## AMENDMENTS TO CHAPTER 649

5. The City of Boston agrees to join Boston University in seeking any amendment (s) to Chapter 649, Laws of 1982, that may be required to permit such development of the Commonwealth Armory site as may be deemed desirable by the City and the University. Both the City and the University will use their best efforts at the state level to urge the enactment of any such amendment(s).

## UNIVERSITY CAMPUS

6. Boston University and the City agree that the University will concentrate its property acquisition and development activities within the area of the University Campus, as described in the Cooperation Agreement of July 15, 1980, and will for a period of five years from the date of this agreement acquire or lease property outside the University Campus only after first giving the Boston Redevelopment Authority sixty (60) days' prior notification of its intent to acquire or lease such property. The University will not proceed to complete such acquisition or lease without the written approval of the Authority, which shall approve or disapprove the acquisition or lease proposal within the sixty (60) day notification period.

## AUDUBON CIRCLE PROPERTIES

7. Boston University and the City agree that upon the signing of this agreement a 6 month planning process will commence which will lead to the sale of properties that are owned by the University or that are to be acquired under existing purchase and sale agreements outside of the Charles River Campus in the Audubon Circle neighborhood. The University, the City and the Audubon Circle Neighborhood Association will undertake to identify and mutually agree upon those University owned properties which are suitable for sale. An independent expert shall be engaged to assist the University, the City and the Neighborhood Association in developing a mutually agreeable plan for the sale of the University properties. The University will sell the selected properties within 24 months of the signing of this agreement. The plan will allow the University to sell the properties without financial loss to the University. The University and the City agree to provide \$25,000 each to design and implement the plan.



## RECREATION FACILITIES

8. Boston University agrees to make available without fees to the user, including reasonable maintenance costs, recreation facilities at the armory to the Boston School Department and the Boston Parks and Recreation Department. In the past, the University has made its indoor track at Armory available to the athletics programs of Boston's public high schools. has also made its other recreational facilities, including the Case Physical Recreation Center and Nickerson Field, available to the Boston Public Schools and other municipal groups. The University agrees to continue to make athletic and recreational facilities available to Boston's schoolchildren and the Boston Parks and Recreation Department to the maximum extent feasible consistent with the needs of the University. A committee shall be formed consisting of representatives of the University, the Boston School Department and the the Boston Parks & Recreation Department to coordinate the use of University recreational facilities.

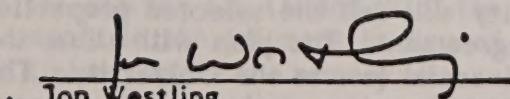
## ARMORY DISPOSITION AGREEMENT

9. Boston University and the City agree that this agreement shall be sent to the Division of Capital Planning and Operations. The University and the City have been informed by the Deputy Commissioner of D.C.P.O. that D.C.P.O. will include this agreement, or sections of this agreement, in the disposition agreement between the Commonwealth and Boston University transferring the armory to the University.

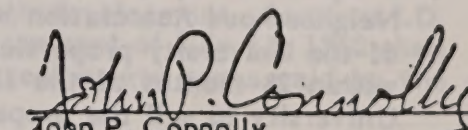
## BOSTON UNIVERSITY - COMMUNITY TASK FORCE

10. As a large institution, Boston University's activities affect the communities which border it. In an effort to establish a cooperative relationship with its neighbors, the University agrees to participate in a Boston University-Community Task Force to be composed of representatives of community organizations from those neighborhoods adjacent to the Charlestown River Campus in the City of Boston and the Town of Brookline. The Task Force shall meet at least quarterly for the discussion and resolution of issues of concern to the community and the University. The chairperson of the Task Force shall be elected by the community representatives from the community members of the Task Force. The chairperson shall prepare in consultation with the membership the agenda for Task Force meetings. The University agrees to fund the publication of an annual report by the Task Force.

Agreed for Boston University:

  
Jon Westling  
Provost  
Boston University

Agreed for the City of Boston:

  
John P. Connolly  
Mayor's Development Advisor  
City of Boston

December 1, 1984



SEE DOCUMENT  
# 4874 - A

MEMORANDUM

Taken Under Advisement  
Resubmitted

March 12, 1987  
March 26, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: RICHARD GARVER, ASSISTANT DIRECTOR, SPECIAL PROJECTS  
LARRY KOFF, COORDINATOR FOR INSTITUTIONAL PLANNING

SUBJECT: BOSTON UNIVERSITY MASTERPLAN

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The 1980 Cooperation Agreement between the City and Boston University stipulates that the University and the City will approve a development plan, which may be revised and updated from time to time. Boston University is now requesting Boston Redevelopment Authority approval of a revised Masterplan for its Charles River Campus. This ten-year development plan is the result of over two years of negotiations between representatives from Boston University, the BRA, the Mayor's office, and the city-created Boston University/Community Task Force. A list of Task Force members is attached. On February 2, 1987 the Task Force voted to approve the Masterplan.

#### Summary of Masterplan

The Masterplan includes several important commitments from the University, embodied in two guiding principles:

- BU will concentrate development within its existing campus; and
- A major expansion of on-campus student housing will take place, freeing a corresponding amount of housing in the neighborhoods.

Highlights from the Masterplan are:

1. The percentage of undergraduate students housed in University on-campus dorms is being increased from 63% today to 75% by 1993. The University commits to creating a minimum of 1570 new student beds spaces by 1990.



2. The University commits to an annual review of its actual and projected enrollment and of progress in fulfilling its obligations under the Masterplan.
3. As agreed upon in the Masterplan, the University acquired the Commonwealth Armory on February 10, 1987. Partial occupancy of the Armory by BU will start this year. BU is committed to starting construction of student housing during partial occupancy. The National Guard will be completely out of the Armory by January 1, 1989. Boston University has committed to build 1200 student beds on the Armory site by 1990, with 1600 constructed by 1993 if enrollment levels warrant. The Armory site will be developed as a PDA. As called for in the 1984 agreement between the City and Boston University, a PDA Project Area Committee has been proposed by the community.
4. There will be a two year extension of the December 1984 agreement, to December 1991, which stipulates that BU will not acquire properties outside the University Campus boundary without BRA approval.
5. BU has committed not to develop certain housing back-up sites unless and until it has constructed the minimum 1,200 beds on the Armory site.
6. The Masterplan encompasses all major development plans by the University over the next ten years.

#### Community Approval

On February 2, 1987, on recommendation of the Chair of the Task Force and of the Masterplan Subcommittee, the Task Force voted 12-0 to approve the Masterplan. This approval by community members came after seven months of planning meetings between the University, the Task Force, the Mayor's office and BRA staff.

#### RECOMMENDATION

The affected neighborhoods of Boston have now determined that the current plan provides them with a set of University proposals and controls over University action which they



support. The Community Task Force has recommended that this plan be formally adopted by the City as the guidelines for University activity over the next ten years.

It is therefore recommended that the BRA Board adopt the Masterplan as the basis for future review and recommendations with respect to Boston University's Charles River Campus.



## BOSTON UNIVERSITY TASK FORCE MEMBERSHIP

Allston Civic Association  
Allston-Brighton Community Development Corporation  
Bay State Road Civic Association  
Brighton Board of Trade  
Fenway Civic Association  
Fenway Community Development Corporation  
Kenmore Area Action Council  
South Allston Neighborhood Association  
Longwood Neighborhood Association  
Brighton Allston Improvement Association  
Allston-Brighton Area Planning Council  
Allston Board of Trade  
Bay State Road Neighborhood Association  
Corey Hill Neighborhood Association (Brighton)  
Kenmore Association, Inc.  
Washington Heights Civic Association  
Allston-Brighton Arts Council  
Audubon Circle Neighborhood Association  
Cottage Farm Neighborhood Association  
Jackson-Mann Community School Council  
North Brookline Neighborhood Association  
Neighborhood Association of the Back Bay  
Allston-Brighton Community Beautification Council  
Corey Hill Neighborhood Association (Brookline)  
Circle/Reservoir Community Association



MEMORANDUM

MARCH 26, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: LARRY KOFF, COORDINATOR FOR INSTITUTIONAL PLANNING  
RICHARD GARVER, ASSISTANT DIRECTOR FOR  
SPECIAL PROJECTS  
LINDA BOURQUE, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: SUPPLEMENTAL INFORMATION AND RECOMMENDATION FOR APPROVAL  
OF BOSTON UNIVERSITY MASTER PLAN

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Subsequent to the March 12, 1987, Board meeting, the staff considered the need to further clarify the monitoring process which will ensure University conformance to the Master Plan. Two actions have been taken for your consideration, including revisions to the text of the Executive Summary and a Board vote requiring an annual Boston University Master Plan report to be reviewed and approved by the Authority.

As indicated on page 7 of the Master Plan, at the suggestion of the Board, the text has been modified to provide the additional requirement that "a substantial change in other aspects to the plan" will require approval of the City. The City approval process has been further clarified to require that subsequent to each annual Master Plan review by the City and the Community Task Force in November, a staff report will be made to the Board. This report will summarize Boston University's progress in meeting the development program as outlined in the Master Plan. Particular focus will be on evaluating progress in fulfilling the commitment to provide 1570 beds of student housing by 1990. It is recommended that these annual reports, if approved by the Board, also be filed with the Zoning Board of Appeals.

Appropriate Votes follow:

VOTED: That the Board hereby approves and adopts the Master Plan for Boston University's Charles River Campus for the period from 1986-1996, subject to Boston University's submission for the Authority's approval of an Annual Master Plan Progress Report.

VOTED: That the Boston University Master Plan Annual Progress Report will be submitted each November to the University Community Task Force for its review; and that the Report will detail the University's compliance with its development schedule and goals of the Master Plan.



The Annual Report will set forth for Authority approval any changes proposed by Boston University in the number of new bed spaces to be developed for undergraduate students, alterations in schedule, changes or additions in development sites beyond those discussed in the plan or any substantial change in any other aspect of the Plan. On approval of the Progress Report, the Boston Redevelopment Authority shall file such Annual Report with the Zoning Board of Appeals.



March 26, 1987

To Members of the Boston Redevelopment Authority Board:

While I regret that I cannot be present at today's meeting, I want to reiterate my strong support of the Boston University Master Plan.

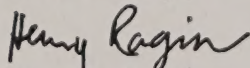
I have already documented the many solid accomplishments within the Master Plan which led to my and the Task Force's endorsement, particularly Boston University's commitment to house 75% of its students on its campus, and to adhere to a development schedule which expedites this goal. The provisions in the Master Plan yield benefits that will provide significant and needed relief for our neighborhoods.

The fact that this Master Plan yields such significant benefits to the neighborhoods is a tribute to the cooperative, give-and-take process which led to the document's successful completion. Since its creation by the Mayor in August 1985, the Boston University/Community Task Force has been working together with representatives of Boston University, the Boston Redevelopment Authority and the Mayor's Office to produce a document which met everyone's needs. For seven months, a voluntary sub-committee met with Boston University and city representatives almost weekly, for sessions which habitually lasted for five or six hours. These open meetings were regularly attended by a working group of about twelve, and were frequently visited by other interested Task Force members. Status reports were made regularly to the Task Force as a whole. On February 2, 1987, the Task Force voted in a well-publicized meeting to support the Master Plan. 12-0-0.

The document before you is the result of a negotiating and editing process that produced three major drafts, reams of iterations, dozens of heated discussions, and a host of opportunities for community input. Each Task Force member had ample opportunity to review and comment on all drafts of the Master Plan. In the final weeks of negotiations, the sub-committee reviewed the document page-by-page, word-by-word several times. Each question, each change was put to the working group and decided on by consensus.

I am confident that the Master Plan before you is as good as it is because the consensus-building process which created it worked. In fact, the Master Plan is further strengthened by the commitment within the Plan to continue that process and spirit of openness and cooperation through annual reviews with the Task Force and the City. I can only hope that other such relationships between Boston institutions and their neighborhoods can continue to build on such a strong base as was established through creating this Master Plan.

Sincerely,



Henry Ragin  
Brighton-Allston Improvement  
Association  
Co-Chairman, Boston University/  
Community Task Force



